THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF May, 2016. Notary Public MY COMMISSION EXPIRES: 2/9/2020 (AFFIX SEAL)

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Hall	Gardner Financial Services LTD dba Legacy Mutual Mortgage	MAP
1208 Holt Hills Court	3503 Paesanos Parkway	PARCEL 172-15-0A-075.00
Nashville, TN 37211	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher H. Loffi, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian A. Hall, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Holt Woods, Section Five, of record in plat Book 9700, Page 10, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Christopher H. Loffi, unmarried, a 12.3% interest and Lillian M. Yeager, unmarried, an 87.7% interest, as tenants in common, by Warranty Deed dated 05/02/2008 from Rowen S. Pfeifer and wife, Patricia A. Pfeifer, of record in Instrument 20080513-0049264, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, a 12.3% interest and Lillian M. Yeager, unmarried, an 87.7% interest, with right of survivorship, by Quit Claim Deed dated 12/22/2008 from Christopher H. Loffi, unmarried, a 12.3% interest and Lillian M. Yeager, unmarried, an 87.7% interest, as tenants in common, of record in Instrument 20081231-0123864, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, his heirs and assigns, an additional 6.5% interest by Quit Claim Deed dated 10/08/2009 from Lillian M. Yeager, unmarried of record in Instrument 20091022-0097903, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, his heirs and assigns, an additional 6.5% interest by Quit Claim Deed dated 12/01/2010 from Lillian M. Yeager, unmarried of record in Instrument 201001207-0098715, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, his heirs and assigns, an additional 6.5% interest by Quit Claim Deed dated 12/12/2011 from Lillian M. Yeager, unmarried of record in Instrument 20111219-0098715, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, his heirs and assigns, an additional 6.5% interest by Quit Claim Deed dated 01/05/2012 from Lillian M. Yeager, unmarried of record in Instrument 20120113-0003890, Register's Office for Davidson County, Tennessee. And further conveyed to Christopher H. Loffi, unmarried, his heirs and assigns, an additional 6.5% interest by Quit Claim Deed dated 04/16/2013 from Lillian M. Yeager, unmarried of record in Instrument 201305060045157, Register's Office for Davidson County, Tennessee.

Lillian M. Yeager having died January 5, 2015 leaving Christopher H. Loffi as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 05/26/16 15:50 3 pgs
Fees:18.00 Taxes:925.00
20160526-0053370

This is IMPROVED property known as **1208 Holt Hills Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness 4th hand( ) this the 25th day of May, 2016.

Christopher H. Loffi

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher H. Loffi** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of May, 2016.

My Commission expires: 8/7/19

RWalters
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY