Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $132,900.00

Lauren Buttrey
Affiant

Subscribed and sworn to before me, this 24th day of June 2016.

Notary Public
My commission expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
**Main Street Title & Ins**
2231 N. Mt. Juliet Rd, #203
Mt Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/29/16 10:16 3 pgs
Fees:18.00 Taxes:491.73
**20160629-0066259**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Thomas Hoffman | Thomas Hoffman | 044-11-0-084.00 |
| 404 Hadley Ave | 404 Hadley Ave | |
| Old Hickory TN 37138 | Old Hickory TN 37138 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Derrick Sandoval and Michelle Sandoval hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thomas Hoffman, an unmarried person hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 180 on the Plan of Village of Old Hickory Section A of record in Book 1424 Page 68 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derrick Sandoval and Michelle D. Sandoval by deed from Kenneth Green of record in Instrument No. 20160218-0015616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Village of Old Hickory Section A of record in Book 1424 Page 68, Register's Office for Davidson County, Tennessee

This property is improved property known as 404 Hadley Ave, Old Hickory, Tennessee 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 24th day of June, 2016.

Derrick Sandoval

Michelle Sandoval

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 Derrick Sandoval and Michelle Sandoval, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of June, 2016.

Notary Public

My Commission expires: 2/25/18

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09414

# True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

