THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057528**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00 Affiant Subscribed and sworn to before me, this 20th day of July, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul J. Hoefler, III. and Linde N. Ferguson 5114 GREENTREE DR Nashville TN 37211-5349	New Owner	Tax Parcel ID No. 147-14-0-017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan Rice, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul J. Hoefler, III. and Linde N. Ferguson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 118, of SECTION 1, CANDLESTICK FARMS Subdivision, of record in Plat Book 3300, Page 56, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Alan Rice, unmarried by Warranty Deed from Jean L. Gentry, unmarried, recorded on the 11th day of September, 2003 in Instrument No. 20030911-0133253, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, CANDLESTICK FARMS, as recorded in Plat Book 3300, Page(s) 56.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3375, Page 391, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20160063867 DEEDWARR
Recvd: 07/25/16 14:32 2 pgs
Fees:13.00 Taxes:721.50
20160725-0076436

This is improved property located at 5114 GREENTREE DR Nashville TN 37211-5349

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2016.

Alan Rice

STATE OF ~~TENNESSEE~~ IOWA)
COUNTY OF ~~DAVIDSON~~ SCOTT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Rice, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2016.

Notary Public

LYNN CROWE
Commission Number 783272
My Commission Expires
March 24, 2017