WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065013 DEEDWARR
Recvd: 07/28/16 12:46 2 pgs
Fees:13.00 Taxes:3357.75
20160728-0077818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $907,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hochman and Natalie Hochman	New Owner	
(NAME)	(NAME)	
111 Abbottsford		117-13-0B/086.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MARK A. WILLIAMS AND ANNE M. WILLIAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL HOCHMAN AND NATALIE HOCHMAN, HUSBAND AND WIFE,** 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. 111 on a Plat of Phase One of Abbottsford, as of record in Plat Book 6250, Pages 419-421, amended in Book 6607, Page 529, Book 6771, Page 683, & in Book 6800, Page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark A. Williams and Anne M. Williams, husband and wife by Warranty Deed from Richard B. Penuel and wife, Lee S. Penuel, recorded on the 13th day of November, 2013 in Instrument No. 20131113-0117429, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 6250, Page(s) 419-421, amended in Book 6607, Page 529, Book 6771, Page 683 and Book 6800, Page 164, said Register's Office; and restrictive covenants of record in Book 6478, Page 683, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10548, Page 510, Book 8627, Page 254, Book 9381, Page 876, Instrument Nos. 20010330-0030930, 20010502-0045152, 20010514-0049648, 20131218-0127945, 20131218-0127946, 20131218-0127949, 20150511-0042928, 20160523-0051264, 20160523-0051265, 20160523-0051266, Parking Rules recorded at Instrument No. 20140307-0019563, Leasing Rules recorded at Instrument No. 20140408-0029142, said Register's Office; Charter of Abbottsford Homeowners Association, Inc. recorded in Book 6548, Page 213; Easement for Water Line, recorded in Book 1037, Page 572; Easement for Water Main, recorded in Book 6974, Page 909; Easement for Sanitary Sewer, recorded in Book 6974, Page 961; Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328; Conveyance of common area recorded in Book 7175, Page 761

unimproved
This is improved x property, known as 111 Abbottsford, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 22 day of July, 2016

Mark A. Williams

MARK A. WILLIAMS

Anne M. Williams

ANNE M. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Williams and Anne M. Williams, the bargainors, 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 Nashville, Tennessee this 22 day of July, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public