WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102558 DEEDWARR
Recvd: 11/21/16 09:08 2 pgs
Fees:13.00 Taxes:1287.60
20161121-0122298

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$348,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF November,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 054
Wolf Hoffman 221 Rising Sun Lane Old Hickory, Tennessee 37138	Same	GROUP 140 PARCEL 036.00

For and in 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,

Susan Bacon McGee and husband, W. David McGee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Wolf Hoffman and wife, Gabriele Hoffman

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:

BEING Lot No. 76 on the Plan of Brandywine Farms, Sec. II, as of record in Plat Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Susan Bacon McGee and husband, W. David McGee by deed from Mary Walker dated October 27, 1989 and recorded in Book 7973 page 23 said Register's Office.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **221 Rising Sun Lane, 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 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 my hand and official seal at office this 16th day of November, 2016.

Susan Bacon McGee

W. David McGee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susan Bacon McGee and husband, W. David McGee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027