WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$177,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of November, 2016

Notary Public
My Commission expires: 8-27-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ariel Quimby & Andrea N. Chastain	New owner	053-02-0-005.00
1204 Fowler Street		
Old Hickory, TN 37138		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason Hoffman, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ariel Quimby and Andrea N. Chastain,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Jennifer Hoffman joins in this conveyance to convey any and all marital interest she may have in and to said property.

Being Lot No. 302, Section C-2 on the plan of Village of Old Hickory, of record in Book 1835, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Hoffman, married, from Robert H. Braswell, by deed on January 14, 2015, of record in Instrument Number 20150115-0004466, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 29, Register's Office Davidson County, Tennessee.

This is improved property known as: **1204 Fowler Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 18, 2016.

BILL GARRETT, Davidson County
Trans:T20160104136 DEEDWARR
Recvd: 11/28/16 09:36 2 pgs
Fees:13.00 Taxes:654.90
20161128-0124232

Jason Hoffman

Jennifer Hoffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason Hoffman and Jennifer Hoffman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2016

My commission expires 7/8/19

Notary Public

