WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$292,500.00**

M. Menke
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2016

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160113658 DEEDWARR
Recvd: 12/27/16 13:39 2 pgs
Fees: 13.00 Taxes: 1082.25
20161227-0135665

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Felise Gooding Hoffman	New Owner	147-01-0
(NAME)	(NAME)	(MAP)
367 Lynn Drive		027.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-3637		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Billy Joe Johnston, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alison Felise Gooding Hoffman and Paul Taylor Hoffman, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 439 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billy Joe Johnston by Quitclaim deed from Billy Joe Johnston and Kimberly McLean Johnston of record in Instrument No. 20021009-0123294 Register's Office for Davidson County, Tennessee.

Being also known as 367 Lynn Drive, Nashville, Tennessee 37211-3637.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 367 Lynn Drive, Nashville, Tennessee 37211-3637

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/our hand(s) this 19th day of December, 2016.

Billy Joe Johnston

Rebecca A. Johnston

STATE OF OKLAHOMA
COUNTY OF Okmulgee

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Billy Joe Johnston and Rebecca A. Johnston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Okmulgee, Oklahoma, on this the 19 day of December, 2016.

Notary Public

My Commission Expires:

Notary Public
State of Oklahoma
ETHAN GROFF
OKMULGEE COUNTY
COMMISSION #15000596
Comm. Exp. 01-22-2019

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206