WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$75,000.00.**

Todd Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th OF June 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: David Hoffman and Daniel Hoffman	**SEND TAX BILLS TO:** David Hoffman and Daniel Hoffman	**MAP-PARCEL NUMBERS**
(NAME)	(NAME)	0510-12-075.00
3112 Cord Rd	3112 Cord Rd	
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/16/17 10:24 3 pgs
Fees:18.00 Taxes:277.50
20170616-0060577

FOR AND CONSIDERATION OF THE SUM OF SEVENTY-FIVE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craig Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Hoffman and Daniel 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:

Land in Davidson County, TN being Lot No. 9 on the Preliminary Plan of Core Subdivision, not of record and described as follows: Beginning at a point in the southerly margin of Due West Avenue, the common corner of Lot Nos. 8 and 9; thence with the line between said two lots southerly 150 feet to a point in the line of Lot No. 20; thence with the line between Lots no 9 and 20 westerly 75 feet to the common corner of Lots 9 and 10; thence with the line between said two lots northerly 150 feet to the southerly margin of said Due West Avenue; thence with the margin of the same westerly 75 fee to the beginning. Being the same property conveyed to Craig Sanford, a married man by deed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company d/b/a Servicelink, as attorney in fact, dated March 1, 2007 and recorded in 20070315-0031783 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **320 E. Due West Ave, Madison, TN 37115**
(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.

Witness my/our hand(s) this 14TH OF JUNE. 2017

Craig Sanford

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, **Craig Sanford** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand at office on JUNE 14, 2017.

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Information was furnished by the parties. No title search was done. Preparer relies on the information parties presented and makes no warranties as to accuracy.

True Copy Certification

I, Ed Tignor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

