**NEW OWNER:**

ANNIS ELIZABETH HALL
110 BELLEVUE ROAD #30
NASHVILLE, TN 37221

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**FILE NO: 17-1596**

**Map & Parcel: 142150A03000CO**

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 15036 DEEDWARR
10/18/2017 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $488.40
20171018-0106813

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Two Thousand and 00/100 Dollars ($132,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARA HOFFER, N/K/A GARA HOFFER MASON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANNIS ELIZABETH HALL**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 30 on the Plan of First Revision of Bellevue Manor Condominiums, as shown of record in Book 5200, Page 231, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property, together with common and limited common elements appurtenant thereto.

Being the same property conveyed to GARA HOFFER by Warranty Deed from Farsheed Ferdowsi, married, dated March 21, 2003, and of record in Instrument No. 20030331-0042087, Register's Office for DAVIDSON County, Tennessee. Gara Hoffer is now known as Gara Hoffer Mason by subsequent marriage to Mark Mason.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY KNOWN AS 110 BELLEVUE ROAD, UNIT 30, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5200, Page 231, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of October, 2017.

Gara Hoffer Mason
GARA HOFFER MASON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARA HOFFER MASON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of October, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$132,000.00 .**

AFFIANT

Sworn to and subscribed to before me this 16th day of October, 2017.

NOTARY PUBLIC

My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

## True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

