WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$235,000.00** Lillie Mewlillo Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2017 Notary Public MY COMMISSION EXPIRES: 8.17.19

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

RENNA WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Brianna Miller	New Owner	
(NAME)	(NAME)	051-12-0-075.00
320 E. Due West Ave		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Daniel Hoffman, unmarried and David Hoffman, unmarried

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

Brianna Miller, an unmarried woman

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 Daniel Hoffman and David Hoffman by deed from Craig Sanford, of record in Instrument No. 20170616-0060577, dated 6/16/17, in 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.

Bill Garrett Davidson County
Batch# 24299 **DEEDWARR**
11/09/2017 10:15:42 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171109-0115393

Witness our hands this **7th day of November, 2017.**

Daniel Hoffman

David Hoffman

STATE OF Tennessee

COUNTY OF Wilson

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

Witness my hand at office on **7th day of November, 2017.**

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

