THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 10th day of November, 2017. Notary Public My Commission Expires: 10/14/19

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Jordan F. Hoffman 4505 Harding Pike, Apt 169 Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 116-03-0B-169.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KANDACE DALTON, UNMARRIED**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JORDAN F. HOFFMAN, A SINGLE WOMAN,** ("Grantee"), Its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 169 as shown on the Plat of Royal Oaks Apartments, a condominium of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided 1.301% interest in common elements of 4505 Harding Road Homeowners' Association, as described in Master Deed for 4505 Harding Road Homeowners' Association of record in Book 5282, page 972, et. seq., said Register's Office. Said Unit is also known as Apartment No. 169.

Being the same property conveyed to KANDACE DALTON, by deed from STEPHANIE HALL N/K/A STEPHANIE FARMER AND HUSBAND JONATHAN FARMER, of record in Instrument No. 20141231-0119314, dated December 29, 2014, said Register's Office.

This is improved property commonly known as: **4505 Harding Pike, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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# 25436 DEEDWARR
11/14/2017 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20171114-0116894

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10 day of November 2017.

KANDACE DALTON

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KANDACE DALTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of November, 2017.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020