WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Amy Brooke Duffin
Affiant

Subscribed and sworn to me on 12/8/17.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 35850 DEEDWARR
12/11/2017 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20171211-0126029

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Autumn F. Hoyt 101 Bear Track Nashville, TN 37221	First Community Mortgage, Inc 262 Robert Rose Drive Murfreesboro, TN 37129	142-08-0-A-028-00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia L. Tierney, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Autumn F. Hoyt, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 28, PHASE I, CORONADA TOWN HOME CONDOMINIUMS, as shown on plat of record in Plat Book 4860, Page 26, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Cynthia L Tierney by deed of Federal Home Loan Mortgage Corporation by and through its Attorney-in-Fact, National Default REO Services, dated January 4, 2011, of record in Instrument No. 20110302-0016797, Register's Office for Davidson County, Tennessee. Spouse of Grantor, Steven Ray Panganiban, joins in the conveyance to transfer any and all marital interest in the property.
>
> This is improved property known as 101 Bear Track, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 12/8/17.

Cynthia L. Tierney

Cynthia L. Tierney
By: Steven Ray Panganiban, as Attorney-in-fact for Cynthia L. Tierney

Steven Ray Panganiban

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/8/17, before me personally appeared Steven Ray Panganiban, as Attorney-in-fact for Cynthia L. Tierney and Steven Ray Panganiban, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/8/17.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY