This Instrument Prepared by and ~~Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 54115 **DEEDWARR**
02/02/2018 09:51:06 AM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20180202-0010745

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $599,900.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2018.

Notary Public
My commission expires: 7/6/20

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Hoffman 1142 Cahal Nashville, TN 37206	new owner	072-14-0 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM SAYLES, AN UNMARRIED MAN, AND ELLEN FALLS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHELDEN RYAN HOFFMAN, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of N. J. Gibsons Addition, Lot No. 2 of Cahal Plan of record in Plat Book 161, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William Sayles, an unmarried man and Ellen Falls, a married woman, as tenants in common with rights of survivorship by Warranty deed from Walter Jeevan Rose and Ana Zaragoza, joint tenants, of record in Instrument No. 20151211-0124776 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 11, 2015.

The said property is investment property for Ellen Falls, she never lived in home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1142 Cahal, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WDS
EP by WS Auf

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VR58-17-1142

Witness my hand this the 31st day of January, 2018.

William Sayles

Ellen Falls by [signature] Attorney in fact
Ellen Falls
BY: William Sayles as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Sayles and Ellen Falls, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared William Sayles with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ellen Falls by Specific POWER OF ATTORNEY dated 1/28/18, and who acknowledged that he executed the same as the free act and deed of Ellen Falls.

Witness my hand and official seal this 31st day of January, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY