Bill Garrett Davidson County
Batch# 86227 DEEDWARR
04/30/2018 11:41:35 AM 2 pgs
Fees: $13.00 Taxes: $767.75
20180430-0040377

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $207,500.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Xidas Music, Inc. Employees Money Purchase Pension Plan	**New Owner**	**Map/Parcel 104-11-0-X-004.00CO**
2120 Fairfax Avenue, Unit #4		
Nashville, TN 37212		

FOR AND IN 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,

Katherine S. Hofstetter, a married woman

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

Xidas Music, Inc. Employees Money Purchase Pension Plan, an Illinois corporation

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, Tennessee, being Unit 4, 2120 Condominium, as established under Master Deed of record in Instrument No. 20081118-0113738, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Katherine S. Andrews, by Warranty Deed, from John Hadley and wife, Melanie Hadley, dated June 8, 2010, of record in Instrument No. 20100610-0045246, Register's Office for Davidson County, Tennessee. Katherine S. Andrews having since married and now known as Katherine S. Hofstetter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20081118-0113738, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20081126-0115782, Register's Office for DAVIDSON County, Tennessee.
A/C & Pad Encroachment Easement of record in Instrument No. 20080416-0038386, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 161, Page 160, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2120 Fairfax Avenue, Unit #4, Nashville, TN 37212.

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 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.

Witness my/our hand(s) this 20th day of April, 2018.

Katherine S. Hofstetter

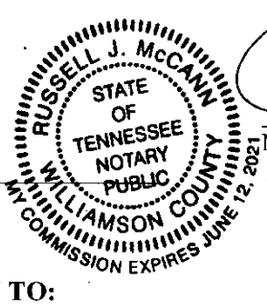
*David Hofstetter, spouse of Katherine S. Hofstetter, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

David Hofstetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Katherine S. Hofstetter and husband, David Hofstetter, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2018.



Notary Public

My Commission Expires:

File #: **180178JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027