Bill Garrett Davidson County
Batch# 87034 DEEDWARR
05/01/2018 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180501-0040997

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180315334**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2018. Notary Public My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner: Russell Hoffbauer and Lisa Hoffbauer 1153 Woodbury Falls Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-12-0C-034.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley S. Walker, an unmarried man and Julia M. Shaver, an unmarried woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Russell Hoffbauer and Lisa Hoffbauer, husband and wife**, ("Grantees"), their successors, 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. 1153 on the Plan of Woodbury Townhomes, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, of record in Instrument Number 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Wesley S. Walker, an unmarried man and Julia M. Shaver, an unmarried woman by Special Warranty deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160208-0011599 Register's Office for Davidson County, Tennessee, dated February 03, 2016 and recorded on February 08, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060310-0028278, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060310-0028278 and amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color,

religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument No. 200603090027744, Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement of record as Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer of record in Book 5074, Pages 856 and 945 in the Register's Office for Davidson County, Tennessee.

Deed to State of Tennessee of record in Book 8083, Pages 534, 541 and 547 in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1153 Woodbury Falls Court Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19 day of April, 2018.

Wesley S. Walker

Julia M. Shaver

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley S. Walker and Julia M. Shaver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2018.

Notary Public
My Commission Expires: 9-18-2018