THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $272,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2018.

Notary Public
My Commission Expires: September 2, 2021

Margaret R. Means
State of Tennessee
Notary
Davidson County
My Commission Expires September 2, 2021

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 123988 DEEDWARR
08/02/2018 10:25:48 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20180802-0075696

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittany Marie Madden and Andrew William Larsen 357 Upper Mill Drive Antioch TN 37013	USAA FSB 10750 McDermott Freeway San Antonio, TX 78288-0544	Tax Parcel ID No. 173-15-0A-135.00 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, **Thomas A. Hoffman and Rachel N. Hoffman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brittany Marie Madden and Andrew Larsen, tenants in common with right of survivorship**, ("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 Lot No. 135 , as shown on the map entitled Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), of record as Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS A. HOFFMAN AND RACHEL N. HOFFMAN, HUSBAND AND WIFE, by deed from THE CRAIG COMPANY, of record as Instrument No. 20030610-0080308, dated June 5, 2003, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 173-15-0A-135.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20011009-0109754, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20111117-0089838, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10448, page 188, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20010405-0033586, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record as Instrument No. 20011024-0116286, said Register's Office.

Transmission Line Easement of record in Book 3933, page 359, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11675, page 472, as amended in Instrument Nos. 20000215-0015152, 20020701-0079016, and 20021121-0144876, said Register's Office.

Landscape Agreement of record as Instrument No. 20010405-0033587, said Register's Office.

Quitclaim Deed conveying the open spaces and common areas for Mill Run Phase 1A and Phase 2, of record as Instrument No. 20011219-0139981, said Register's Office.

This is improved property located at 357 Upper Mill Drive Antioch TN 37013

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, Grantor has executed this instrument on this 1st day of August, 2018.

Thomas A. Hoffman

Rachel N. Hoffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas A. Hoffman and Rachel N. Hoffman, 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 1st day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018