WARRANTY DEED

Bill Garrett Davidson County
Batch# 124932 **DEEDWARR**
08/06/2018 02:00:20 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180806-0077127

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $385,000.00.

Affiant

Subscribed and sworn to before me this 31 day of July, 2018.

Notary Public
My Commission expires: 11-5-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bret Hoffman	New Owner	071-02-0-045.00
1208 Avondale Circle		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lilley TN Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bret Hoffman,** * his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number 14 on the Plan of Scruggs Subdivision of First Avondale, as recorded in Book 161, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olympus Development, LLC, a Tennessee limited liability company, and Jennifer Ives from Kathleen Dynabursky now known as Kathleen Dynabursky Moore by Warranty Deed on February 28, 2017, of record in Instrument Number 20170303-0021281, Register's Office for Davidson County, Tennessee. Further conveyed to Olympus Development, LLC, a Tennessee limited liability company from Jennifer Ives by Quitclaim Deed on March 22, 2017, of record in Instrument Number 20170324-0028858, Register's Office for Davidson County, Tennessee. Further conveyed to Lilley TN Properties, LLC, a Tennessee limited liability from Olympus Development, LLC, a Tennessee limited liability by Quitclaim Deed on April 19, 2017, of record in Instrument Number 20170421-0039446, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1208 Avondale Circle, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

* a Single man

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 our hands this July 12, 2018.

Lilley TN Properties, LLC

By: Katherine Lilley, member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Katherine Lilley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Lilley TN Properties, LLC, the within named bargainor, a limited liability company, and that such member / officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as authorized member(or other authorized officer).
Witness my hand, at office, this 12 day of July, 2018.

Notary Public

My commission expires: 2018

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206