Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Jenny P. Rangel
Affiant

Subscribed and sworn to before me this 15th day of August, 2018.

Notary Public

My Commission Expires: 4/6/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Bill Garrett Davidson County
Batch# 130486 DEEDWARR
08/17/2018 10:24:06 AM 2 pgs
Fees: $13.00 Taxes: $505.05
20180817-0081706

18-0386

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jenny Paola Rangel Medina		
818 Bradley Place	NEW OWNER	075-11-0-191.00
Nashville, TN 37076		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Jeffrey M. Hoffman, an unmarried man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Jenny Paola Rangel Medina, a married woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12A on the Zone Lot Division, Lots 4 thru 17, Meadows of Tulip Grove, Section One of record in Plat Book 6250, Page 363, amended in Plat Book 5200, Page 612, and as further amended in Book 6231, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey M. Hoffman, an unmarried man, by Warranty Deed dated October 30, 2015 from Sonya C. Seese, an unmarried woman, recorded November 2, 2015 at Instrument No. 20151102-0110910 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **818 Bradley Place, Nashville, TN 37076.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 15th day of August, 2018.

Jeffrey M. Hoffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey M. Hoffman, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2018.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

