Karen Y Johnson Davidson County
Batch# 139833 DEEDWARR
09/12/2018 08:45:46 AM 2 pgs
Fees: $13.00 Taxes: $1,401.79
20180912-0090265

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,863.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4983B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Alexander R. Hoffman and Ellen Hoffman	NEW OWNER	061-08-0-140.00
4611 Medora Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JANIECE MORRISON AND DANIEL MORRISON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER R. HOFFMAN AND ELLEN HOFFMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 6 on the Map of Mrs. A.J. McGaughey's Subdivision of Tract No. 2, Second Haysboro Subdivision of record in Plat Book 843, Page 71, in the 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 Janiece Morrison and Daniel Morrison, wife and husband by Warranty deed from Iisha M. Lemming, unmarried of record in Instrument No. 20150209-0011734 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4611 Medora Ave, Nashville, TN 37216

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 in 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 hand on the 4th day of September, 2018.

Janiece Morrison by J. Carlton Drumwright, Attorney in Fact

Janiece Morrison, by J. Carlton Drumwright as Attorney-in-Fact

Daniel Morrison by J. Carlton Drumwright, Attorney in Fact

Daniel Morrison, by J. Carlton Drumwright as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Janiece Morrison and Daniel Morrison, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Janiece Morrison and Daniel Morrison, and is authorized by Janiece Morrison and Daniel Morrison, to execute this instrument on their behalf.

Witness my hand and official seal, this 4th day of September, 2018.

Notary Public

My Commission Expires: 12-03-19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 18-4983B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027