Karen Y Johnson Davidson County
Batch# 150863 DEEDWARR
10/11/2018 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20181011-0101024

D THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 12/10/2019

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Hoffner and Tina Hoffner	New Owner	104-15-0-084
(NAME) 2524 Sunset Place	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

RYAN BROWN, AN UNMARRIED MAN, AND ASHLEY BROWN, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOEL HOFFNER AND TINA HOFFNER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, 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 Easterly 45 feet of the Easterly 90 feet of Lot No. 35 on the Plan of Sunset Park Subdivision Part of Lot No. 1 and Whole of Lot No. 2 of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 35 fronts 45 feet on the Northerly side of Turner Avenue, formerly B" Street, and runs back between parallel lines 160.5 feet to the Southerly line of Lot No. 50.

Together with a Reciprocal Easement Agreement of record in Instrument No. 20061129-0147245, said Register's Office.

Ryan Brown, an unmarried man, and Ashley Brown, a married woman

Being the same property conveyed to Ryan Brown, an unmarried man, and Ashley Brown, a married woman by Deed dated January 12, 2018 from Suzanne Thompson, unmarried, recorded January 17, 2018, in Instrument Number 20180117-0004904, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15021

This property is commonly known as: 2524 Sunset Place, Nashville, TN 37212

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand(s) this 9th day of October, 2018

Ryan Brown by Ashley Brown, AIF
Ryan Brown by Ashley Brown, his Attorney-In-Fact

Ashley Brown
Ashley Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2018, before me personally appeared ~~Ryan Brown~~, Ashley Brown ~~and Greg Brown~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of October, 2018.

Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Ashley Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan Brown and acknowledged that she executed the same by Power of Attorney, as the free act and deed of the said Ryan Brown.

Witness my hand, this 9th day of October, 2018

Notary Public
My commission exp: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #15021

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)