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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211421 DEEDWARR
03/29/2019 09:37:06 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20190329-0028417

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $224,900.00.

Affiant

Subscribed and sworn to me on 03/22/19.

NOTARY PUBLIC
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Martha Ressler James Hoffman 370 Tusculum Road Nashville, TN 37211	NEW OWNER	16104012600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Martha Ressler, a single woman and James Hoffman, a single man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING PART OF LOT NO. 1 ON THE MAP OF FAIRLANE PARK, AS OF RECORD IN BOOK 2331, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to Jim Foutch and Evelyn Foutch, by Warranty Deed from Barry B. Bates, dated September 20, 2010, of record in Instrument No. 20100924-0076283, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Matthew McKinney, a married man, by Warranty Deed from Jim Foutch and Evelyn Foutch, husband and wife, dated December 14, 2018, of record in Instrument No. 20181220-0124068, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 370 Tusculum Road, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 03/22/19.

Matthew McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/22/19, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/22/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY