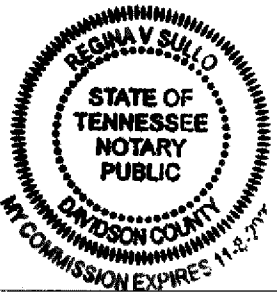
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$185,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 29, 2019

Notary Public

MY COMMISSION EXPIRES : 11.09.2022

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Brandon T. Epperson**	**SEND TAX BILLS TO: Brandon T. Epperson**	**MAP-PARCEL NUMBERS**
(NAME) **102 Shelby Street**	(NAME) **102 Shelby Street**	044-05-0-005.00
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 223891 DEEDWARR
04/30/2019 02:08:30 PM 2 pgs
Fees: $13.00 Taxes: $687.83
20190430-0039980

FOR AND CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Hoffman and David Hoffman both unmarried

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

Brandon T. Epperson, a married man

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, beginning at a point on the southeasterly margin of Shelby Street at the common corners of tracts 3 and 22; thence with the rear line of tracts 3,2,1, South 47 feet east 173.5 feet to a point; thence north 50 degrees 59 feet west 76.8 feet to a corner of tract 21; thence with a line between tracts 21 and 22 North 44 degrees 17 feet west 166 feet to the southerly margin of Shelby Street; thence with the margin of the same North 45 degrees 43 feet east 66 feet to the beginning. This being the same property of record in instrument #20010803-0083082, Registers Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Janet Eileen McElhiney by deed from Daniel Allen McElhiney, of record in Instrument No. 20100628-0050270, dated May 25, 2010, in Davidson County Register's Office in TN.
Further conveyed to David Hoffman and Daniel Hoffman, both unmarried by Deed recorded on 8/8/2018 at Instrument No. 201808080077932.

unimproved ☐
This is improved ☒ property, known as **102 Shelby Street, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **29th day of April, 2019.**

Daniel Hoffman

David Hoffman

STATE OF Tennessee

COUNTY OF Wilson

On this 29th day of April, 2019, before me personally appeared Daniel Hoffman and David Hoffman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Daniel Hoffman and David Hoffman.

Witness my hand at office on **29th day of April, 2019.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19