Karen Johnson Davidson County
Batch# 226743 DEEDWARR
05/07/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $443.63
20190507-0042662

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Hoffman and Karen D. Hoffman	Timothy J. Hoffman	133-14-0-A-008.00 CO
(NAME)	(NAME)	
380 York Avenue	380 York Avenue	
(ADDRESS)	(ADDRESS)	
Towanda, PA 18848	Towanda, PA 18848	
(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, **Grissom Group LLC, a Tennessee limited liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Timothy J. Hoffman and Karen D. Hoffman, 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 Unit No. A8, on the plan of Oakcrest Condominium, now known as The Village at Grassmere, of record in Plat Book 5200, page 413, Register's Office for Davidson County, Tennessee, and further established by the Master Deed of The Village at Grasmere, a Horizontal Property Regime, of record in Book 5884, page 960 and amended in Book 9559, page 939 and Instruments Nos. 20041102-0131823, 20060630-0078687 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property that was conveyed to Grissom Group LLC, A Tennessee Limited Liability Company, by Special Warranty Deed from Tennessee Housing Development Agency, dated December 7, 2011, of record in Instrument No. 20111209-0096152, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Elysian Fields Road, Apartment A8, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Plat Book 5200, page 413; all the provisions of the Tennessee "Horizontal Property Act" as the

same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakcrest Condominium, now known as The Village at Grassmere, of record in Book 5884, page 960; Book 9559, page 939; Instrument No. 20041102-0131823; Instrument No. 20060630-0078687 and Instrument No. 20070301-0025595; Articles of Incorporation/ Charter of record in Book 5860, page 930; all of record in the Register's Office for Davidson County, Tennessee.

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 hands this 6th day of May, 2019.

Grissom Group LLC

James P. Crump, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James P. Crump, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Grissom Group LLC and that he as such Authorized Agent, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent of Grissom Group LLC.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of May, 2019.

Notary Public
My Commission Expires: _____

File No.: 29284

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.