6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 251469 DEEDWARR
07/02/2019 10:26:10 AM 2 pgs
Fees: $13.00 Taxes: $1,953.60
20190702-0064411

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lori Hofmann	America's Money Source, Inc.	126140A00200CO
(NAME)	(NAME)	
8548 Beautiful Valley Drive	2306 Curry Ford Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Orlando, FL 32806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Barbara Lucciola Cokley and Steve L. Cokley, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lori Hofmann, a single woman,** 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 Lot No. 2 on the Plan of the Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara Lucciola Cokley and Steve L. Cokley, wife and husband by deed dated November 25, 2015 from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company of record in Instrument No. 20151130-0120046, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8548 Beautiful Valley Drive, Nashville, TN 37221
(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 hands this 27th day of June, 2019.

Barbara Lucciola Cokley

Steve L. Cokley

State of TN

County of Davidson

On this 27th day of June; 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Barbara Lucciola Cokley and Steve L. Cokley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 27th day of June 2019

Donna G. Allen
Notary Public
My Commission Expires: May 9, 2023

File No.: 19-Hofmann

DONNA G. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY