WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $701,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2020.

Notary Public
COMMISSION EXPIRES: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 397961 DEEDWARR
05/08/2020 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $2,593.70
20200508-0048274

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Daniel Ayers	**NEW Owners**	116-08-0-002
(NAME)	(NAME)	
175 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **James C. Hofstetter and Cynthia M. Hofstetter, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Daniel Ayers, unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 60 feet of the southerly 80 feet of the easterly 200 feet of Lot No. 154 on the Map of Kenner Manor Land Company's Second Subdivision, as of record in Book 421, page 100, Register's office for said county. Said part of Lot No. 154 fronts 60 feet on the westerly side of Woodmont Boulevard and runs back between parallel lines 200 feet to
be a dead line.

Being the same property conveyed to James C. Hofstetter by Deed dated December 10, 1990 from William S. Hofstetter, recorded December 11, 1990, in Book 8255, Page 120, in the Official Records of Davidson County, Tennessee. The said James C. Hofstetter is now married to Cynthia M. Hofstetter.

The said Cynthia M. Hofstetter, wife of the said James C. Hofstetter, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

Anthony N. Greco executes this instrument as Attorney in Fact on behalf of James C. Hofstetter and Cynthia M. Hofstetter, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. 202005080048273 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 175 Woodmont Boulevard (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (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. successors 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, 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 this 29th day of April, 2020.

James C. Hofstetter by Anthony N. Greco, attorney-in-fact

James C. Hofstetter
by Anthony N. Greco, Attorney-In-Fact

Cynthia M. Hofstetter by Anthony N. Greco, attorney-in-fact

Cynthia M. Hofstetter
by Anthony N. Greco, Attorney-in-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named James C. Hofstetter and Cynthia M. Hofstetter and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 29th day of April, 2020.

Notary Public

My Commission Expires: 3/7/2023

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY