BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,000.00**
Karen Johnson Davidson County Batch# 412902 DEEDWARR 06/10/2020 11:55:31 AM 2 pgs Fees: $13.00 Taxes: $543.90 20200610-0059509	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2020. Notary Public MY COMMISSION EXPIRES: **MAY 2, 2022** (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON HOFFMAN & CHRISTINA TEEPLE	**SAME**	**043-06-0-268.00**
(NAME) **P. O. BOX 629**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA TEEPLE AND JASON P. HOFFMAN,** 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.178 on the Plan of Madison Park, Section VI, of record in Book 4300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COORDINATION PLUS, LLC, by deed from EMC MORTGAGE, of record in Instrument No. 20070501-0052020, dated April 16, 2007, said Register's Office. Being further conveyed to COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST AND CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST, of record in Instrument No. 20080205-0012128, dated February 1, 2008, said Register's Office. Being further conveyed to CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from COORDINATION PLUS, LLC,A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200406-0036333, dated April 2, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4300, Page 58; Restrictive Covenants and easements of record in Book 4431, Page 591; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **500 SINGER DRIVE, MADISON, TN 37115**
(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 hand this 5th day of June, 2020.

CML Properties, LLC

By: Holly Neumaier, Admin. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Holly Neumaier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Administrative Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Administrative Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by herself as such Administrative Member.

Witness my hand and official seal at office this 5th day of June, 2020.

My commission expires: **May 2, 2022**

Notary Public

