[redacted]

To: Box 36

WARRANTY DEED

BOOK 9707 PG 59

MAP & PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-5-216	Kenneth D. Flatt	New Owner 308 Singer Drive Madison, Tn 37115
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	1112 Stratton Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

THOMAS B. HUFFMAN and wife, NELLIE B. HUFFMAN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH D. FLATT

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 17 on the Plan of the Subdivision of the Calvin Davis Lot as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas B. Huffman and wife, Nellie B. Huffman, by deed from R. E. Ligon and wife, Katherine Ligon as of record in Book 7482, page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any,and easements and rights of way for public utilities applicable to this property and all matters shown on recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. ,

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of June, 1995.

Thomas B. Huffman

Nellie B. Huffman

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9707 PG 60

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF FLORIDA
COUNTY OF Escambia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Thomas B. Huffman and wife, Nellie B. Huffman

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pensacola, Florida, this, the 12 day of June, 1995.

SANDRA B. RUSSELL
MY COMMISSION # CC 174878
EXPIRES: January 17, 1996
Bonded Thru Notary Public Underwriters

My commission expires: _____

Sandra B. Russell
Notary Public

0071727

IDENTIF. & REFERENCE

95 JUN 20 PM 12:34

FEE

REGISTER

DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 1995 MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Notary Public

MARY ANN SELLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTAPY PUBLIC
AT LARGE
Mary Ann Selley
My Commi... Expires
January ... 3
STATE O... TLNNESSEE

WARRANTY DEED

FROM

THOMAS B. HUFFMAN AND WIFE, NELLIE B. HUFFMAN

TO

KENNETH D. FLATT

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

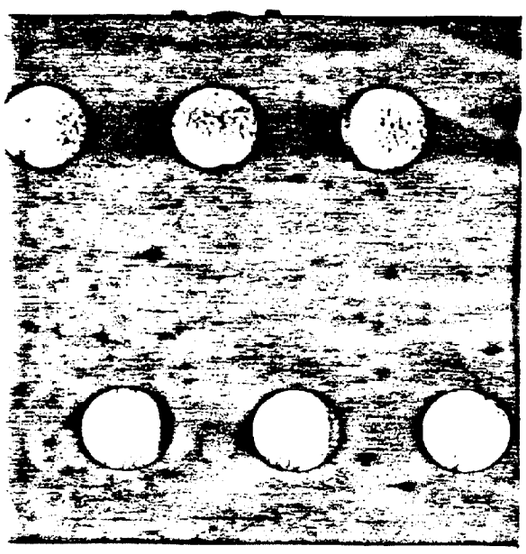
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

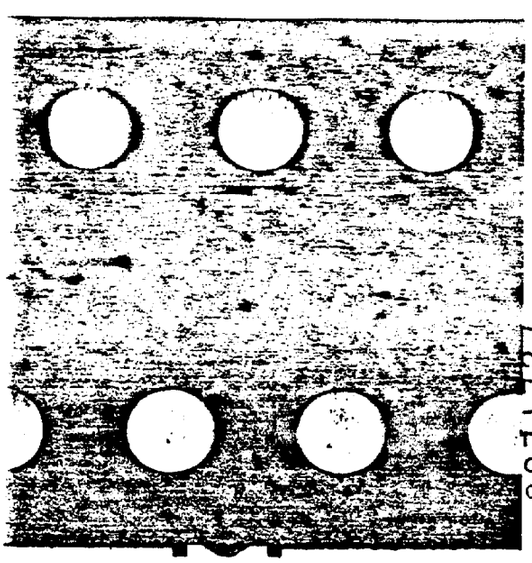
Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

0087 06/23/95 010:03CHECK 123.70





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9707 PG 61

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 31000.00
CON TX 114.70
PRFEE 1.00
WDEED 8.00
TOTAL 123.70
CHECK 123.70

06/20/95 01 12:37 0001 3087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE

0071727

95 JUN 20 PM 12:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922305