FILE BOX 19-B

Davidson County DEEDWARR
Recvd: 04/29/03 08:22 2pgs
Fees:13.00 Taxes:573.50

20030429-0056843

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Andrew B. McGarr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Andrew B. McGarr and Christy M. Hedgepath	National City Mortgage Co	127-13-0
(NAME) 8405 Merrymount Drive	(NAME) P.O. Box 1024	023.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Dayton, OH 45401-1024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kevin Charles Huffman and wife, Tracey L. Huffman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew B. McGarr and Christy M. Hedgepath**, hereinafter called the Grantee(s), 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. 20, on the plan of Merrymount Acres, Section III, of record in Plat Book 4175, Page 91, and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin C. Huffman and wife, Tracey Lynn Huffman by Deed from Daryl R. Cochran, unmarried, of record in Book 9954, Page 942, all of record in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4399, Page 771, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 8405 Merrymount Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 WHEREOF, our hand s, this 24th day of April, 2003.

Kevin Charles Huffman

Tracey L. Huffman

(SELLER)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Charles Huffman and wife, Tracey L. Huffman, the bargainor(s), with whom I am personally acquainted 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 Brentwood, Tennessee, this 24th day of April, 2003.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.