WARRANTY DEED

LISA G. MILLIGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 3/11/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/14/04 09:56 2pgs
Fees:13.00 Taxes:327.45

20040114-0005692

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Brown Jr.	Guaranty Trust Company	Map 53-13
(NAME) 621 Brentmeadow Circle	(NAME) 640 Broadmor Boulevard, Suite 100	
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 98.00
(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, **Davy E. Huff, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Brown Jr. unmarried** , 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:

Being Lot No. 31A, of Zone Lot Division of Lot No. 31 on the Plan of Kimbolton Subdivision, Phase I, as of record in Plat Book 6900, Page 987, which amends Plat Book 6900, Pages 276-278 and amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Davy E. Huff, Jr., unmarried by Quitclaim Deed dated March 15, 2002 from Laura C. Bates and Davy E. Huff Jr. of record in Instrument No. 20020321-0035100 and also by Warranty Deed dated May 1, 1997 from Walter Scott Coffey, Jr., individually and as Executor of the Estate of Lucia Young, and Ramona K. Grove, the sole heirs of Lucia Long of record in Book 10465, Page 923 and rerecorded in Book 10842, Page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and taxes for the current year which have been prorated and paid by the Grantors herein.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 621 Brentmeadow Circle, 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/our hand(s) this 9th day of January, 2004.

Davy E Huff

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 Davey Huff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of January, 2004.

My Commission Expires: 3-20-05

Notary Public

DEBBIE C. WILLIAMS NOTARY PUBLIC TENNESSEE RUTHERFORD CTY.

File Number23120166
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075