Davidson County DEEDWARR
Recvd: 12/28/04 10:23 2pgs
Fees:13.00 Taxes:166.50

20041228-0152774

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Lisa D. Friedland	Lisa D. Friedland	92-13
307 33rd Avenue, North	P.O. Box 92398	GROUP
Nashville, TN 37209	Nashville TN 37209	PARCEL 357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand Dollars and Zero Cents ($45,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bill Dorris, a single person and R. B. Huffine, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa D. Friedland, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot 88 on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bill Dorris and R.B. Huffine by deed dated October 29, 1998, from William G. Wallis, married, of record in Book 11180, page 246, Register's Office for Davidson County, Tennessee.

Anna A. Huffine, spouse of R.B. Huffine, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property known as 307 33rd Avenue, North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 23rd day of December, 2004.

Bill Dorris

Anna A. Huffine

R. B. Huffine

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bill Dorris and R.B. Huffine, the bargainors, 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 Nashville, Tennessee, this 23rd day of December, 2004.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

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

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2004.

DEBRA E. HEFELE NOTARY PUBLIC TENNESSEE LAW SUMNER COUNTY

Notary Public

My commission expires: 11-16-05