WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/05 08:02 2 pgs
Fees:13.00 Taxes:756.65
20050523-0057430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 8/1/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ROSEMARY P. SMITH WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark V. Huff	Mark V. Huff	141-12B-107
(NAME)	(NAME)	
7172 Bay Cove Trail	7172 Bay Cove Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Tim Forsman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark V. Huff and wife, Sinead M. Huff, 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. 85, on the Plan of Phase 5, Southhampton, a planned unit development, of record in Book 6900, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 3, Southampton, as said areas are set forth and defined in restrictions of record in Book 6120, Page 450; Book 6231, Page 63; and Book 7140, Page 345; By-Laws of record in Book 6355, Page 517; and Charter of record in Book 6323, Page 132; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars. Being the same property conveyed to the grantors herein by deed of even date being recorded simultaneously herewith.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20041019-0125453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Tim Forsman by James Barret as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050523-0057429, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7172 Bay Cove Trail, Nashville, TN 37221

(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 20th day of May, 2005.

Tim Forsman by James Barret his Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of May, 2005, before me personally appeared James Barret, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that he executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted him by the said Tim Forsman

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006