File No. 250901042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-16-08

(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 400
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/15/05 14:44 2 pgs
Fees:13.00 Taxes:547.23

20051115-0138135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Fusco	Franklin American Mortgage Company	Map 064-16-0-D-207.00
(NAME)	(NAME)	
2901 Summer Hollow Road	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Huffaker and wife, Jennifer Huffaker, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy C. Fusco, and Wife, Sarah K. Fusco, 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:

Being Lot No. 104 on the Plan of Section Four, Truxton Park, as of record in Instument number 20040427-0047672, 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 David Huffaker and wife, Jennifer Huffaker by deed from Kyle Knowles, a married man and Danielle Knowles, his wife of record in Instrument number 20040427-0047672 and re-recorded at Instrument number 20050915-0110847, Register's Office for said County.

Subject to all matters as set forth per Instrument number 20020528-0064435, Register's Office of said County.

Subject to any H.O.A. dues, if any.

Quitclaim Deed to HOA as shown of record in Instrument number 20050311-0027269, Register's Office for said County.

Restrictive Covenants of record in Instrument number 20001030-0107559; 20010522-0052910; 20020123-0009419; 20020506-0055597; 20020718-0086907; 20001011-0100896, Register's Office of said County.

By-Laws as shown of record in Instrument number 20001101-0108604, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument number 20002202-0207603, Register's Office for said County.

Easement as shown of record in Instrument number 20000824-0083612; 20001208-0121300; Book 10447, page 645; Book 4910, page 838; Book 5699, page 537, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2901 Summer Hollow Road, Hermitage, TN 37076

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 10/28/2005.

David Huffaker

Jennifer Huffaker

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Huffaker and wife, Jennifer Huffaker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 10/28/2005.

My Commission Expires:

Notary Public

EXPIRATION DATE: 10-12-08

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

File Number: 250901042

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122