17553-4
Box 14A

WARRANTY DEED

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Huggins	**Bank of America**	**103-8-237**
(NAME) **3915 Cambridge Avenue**	(NAME) **P.O. Box 17404**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Baltimore, MD 21297-1404**	
(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, **Sharon K. Nelson and husband, Terry T. Olin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Huggins,** 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:

LAND in Davidson County, Tennessee, being Lot No. 13, Block H, on the Plan of Cherokee Park, Section 2, as of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 60 feet on the southerly side of Cambridge Avenue and runs back 128 feet on the westerly line and 132.67 feet on the easterly line to a dead line, measuring 60.18 feet thereon.

Being the same property conveyed to Sharon K. Nelson and husband, Terry T. Olin by deed from Sharon K. Nelson of record in Instrument No. 20050801-0089419 Register's Office for Davidson County, Tennessee.

This conveyance is subject to The Plan of Record in Book 547, pages 175 and 176 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **3915 Cambridge Avenue, Nashville, TN 37205**

(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 our hands this 31st day of March, 2006.

Sharon K. Nelson

Terry T. Olin

Davidson County DEEDWARR
Recvd: 04/06/06 09:52 2 pgs
Fees:13.00 Taxes:1073.00

20060406-0039491

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 Sharon K. Nelson and husband, Terry T. Olin, 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 31ST DAY OF MARCH, 2000.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007