File No. 290100614

WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/30/09 10:49 2 pgs
Fees:13.00 Taxes:592.93

20090130-0008075

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Hucks	Guaranty Trust Company	064-16-0D-196.00
(NAME) 2601 Spring Farm Lane	(NAME) 316 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	
(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, **Wendy N. Periman n/k/a Wendy Nicole Huddleston and husband Eric Huddleston**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Don Hucks and wife, Stacey Hucks**, 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:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Section Four Truxton Park, as of record in Instrument 20020528-0064435, 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 Wendy N. Periman, an unmarried person by Warranty Deed from Beazer Homes Corporation dba Phillips Builders of record in Instrument 20020927-0117822 on September 25, 2002 and filed for record on September 27, 2002, Register's Office for Davidson County, Tennessee.

The said Wendy N. Periman has since married Eric Huddleston and is now known as Wendy N. Huddleston, Wendy Nicole Huddleston, and Nicole Huddleston.

All matters as set forth per Plat Instrument 20020528-0064435, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 20001030-0107559, Instrument 20001101-0108604, Instrument 20020506-0055597, Instrument 20020718-0086907, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument 20001208-0121300, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement of record in Instrument 20020524-0063322, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument 20001101-0108603, Register's Office for Davidson County, Tennessee.

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 2601 Spring Farm Lane, 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 our hands this 28th day of January, 2009.

Eric Huddleston

Wendy N. Periman n/k/a Wendy Nicole Huddleston

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wendy N. Periman n/k/a Wendy Nicole Huddleston and Eric Huddleston the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of January, 2009.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 290100614

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122