File No. 290301355

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090026141 DEEDWARR
Recvd: 04/21/09 10:44 2 pgs
Fees:13.00 Taxes:650.83
20090421-0035988

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2009.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Fileccia	Pinnacle National Bank	034-03-0-093.00
(NAME) 204 Twin Hills Drive	(NAME) 211 Commerce Street	& 034-03-0-050.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37201	
(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, **Donald Huffines and wife, Barbara Huffines**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Frank Fileccia and wife, Jane Fileccia**, 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Shepherd Hills, Section No. 3, of record in Plat Book 2900, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

TRACT II: A tract of land in the 10th Civil District of Davidson County, Tennessee, it being that part of the A. J. Coleman Tract laying adjacent to the South and East boundaries of Shepherd Hills Section No. 3 and described as follows: Beginning on an iron pipe it being the common corner of Lots numbers 115 and 114 of the above mentioned subdivision; thence North 37 degrees 07 minutes west with the boundary of Lot number 114, 117 feet to an iron pin the corner of Lot number 112; thence South 58 degrees 22 minutes East with the boundary of Lot number 112, 212 feet to an iron pin on the margin of proposed Spring Branch Drive; thence southwardly 101.58 feet with said margin, it being a curve to the left having a radius of 465 feet to an iron pin; thence south 19 degrees 08 minutes west with the margin 44 feet to an iron pin; thence north 70 degrees 52 minutes west 251.8 feet to an iron pin on the boundary of Lot number 115; thence north 19 degrees 44 minutes west with the boundary of Lot number 115, 24 feet to the point of beginning containing 0.91 acres more or less.

Being the same property conveyed to Donald M. Huffines, Jr. and wife, Barbara Harris Huffines, tenants by the entirety, an undivided 22 percent interest, as tenants in common with grantor, by Quitclaim Deed from Donald M. Huffines and wife, Aileen Huffines, of record in Book 11156, Page 370, dated October 13, 1998 and filed for record on October 15, 1998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M Huffines, Jr. and wife, Barbara Harris Huffines, as tenants by the entirety, an undivided 22 percent interest, as tenants in common with grantor, by Quitclaim Deed from Donald M. Huffines and wife, Aileen Huffines, of record in Book 11351, Page 779, dated February 12, 1999 and filed for record on February 23, 1999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Huffines, Jr and wife, Barbara Harris Huffines, as tenants by the entirety, an undivided 12% interest, as tenants in common with grantor, by Quitclaim Deed from Donald M. Huffines of record in Instrument 20011018-0113690, dated October 18, 2001 and filed for record on October 18, 2001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M Huffines, Jr. and wife, Barbara Harris Huffines, as tenants by the entirety an undivided 12% interest as tenants in common with grantor by Quitclaim Deed from Donald M. Huffines of record in Instrument 20020603-0067014, dated May 21, 2002 and filed for record on June 3, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Huffines, Jr. and wife, Barbara Harris Huffines, as tenants by the entirety, an undivided 12% interest, as tenants in common with grantor, by Quitclaim Deed from Donald M. Huffines of record in

Instrument 20030715-0098726, dated July 8, 2003 and filed for record on July 15, 2003, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Huffines, Jr and wife, Barbara Harris Huffines, as tenants by the entirety, an undivided 12% interest as tenants in common with grantor, by Quitclaim Deed from Donald M Huffines of record in Instrument 20040223-0020292, dated February 23, 2004 and filed for record on February 23, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Family Trust by the Last Will and Testament of Donald Manning Huffines of record under Docket 04P1356, dated October 13, 1998 and filed for record on August 17, 2004, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Huffines Jr. and wife, Barbara Harris Huffines, tenants by the entirety, by Executor's Quitclaim Deed from Mary Jane Huffines, as Executor of the Estate of Donald M. Huffines, of record in Instrument 20070712-0083095, dated July 2, 2007 and filed for record on July 12, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 2900, Page 56, 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 204 Twin Hills Drive, Madison, TN 37115

(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 hands this 20th day of April, 2009.

Donald Huffines

Donald Huffines

Barbara Huffines

Barbara Huffines

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald Huffines, and Barbara Huffines 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 20th day of April, 2009.

Commission expires: October 23, 2012

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie

Kim Gillespie Notary Public

File Number: 290301355

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075