WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/09 15:08 3 pgs
Fees:18.00 Taxes:233.10
20090626-0059786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/18/11

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
James A. Hatfield Jr. **Jessica Hatfield**	New Owner	**161-1-A-52CO**
(NAME)	(NAME)	
2144 Bonaire Road		
(ADDRESS)	(ADDRESS)	
Kingsport, TN 37660	,	
(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, **Barbara Huffaker, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James A. Hatfield, Jr. and wife, Jessica Hatfield**, 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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 5314 #2 on the Plan of Danbury Condominiums, as set forth in Exhibit C of the Master Deed and Bylaws of record in Book 6612, page 75 (Exhibit C, Book 6612, page 122) to which Exhibit C reference is made for a more complete description, Register's office for said County.

Being the same property conveyed to Barbara Huffaker, an unmarried woman by deed dated December 29, 2006 from Brenda Thomas, Debbie Locke, Cliff Harding and Pam Harding, of record in Instrument No. 20070102-0000060, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's office.

unimproved ☐

This is improved ☒ property, known as **5314 Edmondson Pike # 2, Nashville, TN 37211**

(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 25th day of June, 2009.

Barbara Huffaker

STATE OF FLORIDA

COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Huffaker, an unmarried woman, the bargainor, 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 Vero Beach, ~~Florida~~ this 24 TH DAY OF JUNE, 2009.

Commission expires:

KIM M. CLOUGHLEY
MY COMMISSION # DD567006
EXPIRES: June 21, 2010
(407) 398-0153 Florida Notary Service.com

Notary Public

Kim M. Cloughley

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY