BILL GARRETT, Davidson County
Trans:T20100015107 DEEDWARR
Recvd: 03/15/10 13:45 2 pgs
Fees:13.00 Taxes:473.60
20100315-0019438

WARRANTY DEED

Record + Return To:
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of **March, 2010**

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lurton Goodpasture III	F & M Bank	91-50A-16.00CO
(NAME)	(NAME)	
504 Killean Court	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, Elizabeth Ann Abel, now known as Elizabeth A. Huffman, and husband, **Brian Joseph Huffman** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lurton Goodpasture III**, 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. 16 on the Plan of Second Revision Final Plat Sylvan Heights, Phase Two, of record in Book 7900, page 216, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. See also Surveyor's Certificate of Correction of record in Book 8308, page 122, said Register's Office.

Being the same property conveyed to Elizabeth Ann Abel and Brian Joseph Huffman, both unmarried by Warranty Deed from Steven R. Griffith, dated June 12, 2006 and recorded in Instrument No. 20060620-0073381, Register's Office for Davidson County, Tennessee. Elizabeth Ann Abel and Brian Joseph Huffman having since married.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 504 Killean Court, Nashville, TN 37209

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, has 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 **5th** day of **March, 2010**

Brian J. Huffman

Elizabeth A. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Brian J. Huffman and Elizabeth A. Huffman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **March, 2010**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON