WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Huffman	SAME	081080S00100CO
(NAME)	(NAME)	
928 Jackson Street		081080S00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		081080S00300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100739

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mark Tanzer**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alan Huffman and wife Kyshawn B Huffman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1713 6th Ave N, Nashville, TN 37203

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of July, 2010.

BILL GARRETT, Davidson County
Trans:T20100045439 DEEDWARR
Recvd: 07/26/10 10:24 2 pgs
Fees:13.00 Taxes:540.02
20100726-0058223

Mark Tanzer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mark Tanzer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mark Tanzer executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2010.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 210 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Mark Tanzer and Calvin Harrison by Warranty Deed from Douglas T. Wilkening, dated September 15, 2008 and filed of record in Instrument 20080916-0094684, Register's Office for Davidson County, Tennessee. The said Calvin Harrison conveyed his interest in said land to Mark Tanzer by Quitclaim Deed dated June 12, 2009 and filed of record in Instrument 20090616-0056027, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20090129-0007729, said Register's Office.