WARRANTY DEED

Record & Return To;

Foundation Title & Escrow
30 Burton Hills Blvd.
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110015783 DEEDWARR
Recvd: 03/17/11 09:43 2 pgs
Fees:13.00 Taxes:444.00

20110317-0020931

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **3rd** day of **March, 2011**

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
Michael Hilliard and Tonya K. Hilliard	Citimortgage, Inc.	093110C02800CO
(NAME) 644 2nd Avenue South	(NAME) P.O. Box 7706	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Springfield, OH, 45501	
(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, **Margaret Wheeler now known as Margaret Wheeler Huff**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Hilliard and Tonya K. Hilliard**, husband and wife, 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 Condominium Apartment in Davidson County, Tennessee, Being Unit No. 28 of Rutledge House Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, page 318, revised in Book 11700, page 26, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Margaret Wheeler, unmarried by Warranty Deed from Justin b. Mason, unmarried, dated June 22, 2007 and recorded in Instrument No. 20070628-0077056, Register's Office for Davidson County, Tennessee.

James Randall Huff, spouse of Margaret Wheeler Huff, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

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 644 2nd Avenue South, Nashville, TN 37210

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 **3rd** day of **March, 2011**

Margaret Wheeler Huff

Margaret Wheeler Huff

James Randall Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Margaret Wheeler Huff and James Randall Huff**, 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 **3rd** day of **March, 2011**

Notary Public

My commission expires: 7·3·12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON