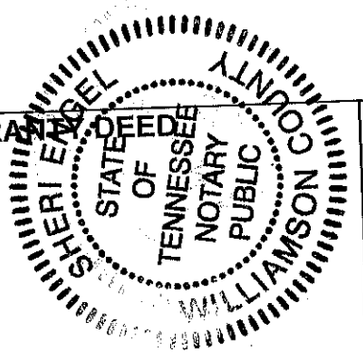
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erica A. Sechrist	Cartus Home Loans	11707005100
(NAME)	(NAME)	
2000 Stokes Lane	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/16/12 08:10 3 pgs
Fees:18.00 Taxes:1990.60
20120216-0013478

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, Russell A. Huffman, Jr. and wife, Karla S. Bartholomew, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica A. Sechrist and Robert M. Sechrist, wife and husband, 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:

Beginning at a point in the Northerly margin of Stokes Lane 1555 feet West of the Westerly margin of Brightwood Avenue as shown on the Plan of Belmont Terrace Annex No. 1, of record in Book 420, Page 182, Register's Office for said County, at the Southwest corner of a lot owned by Nina W. Rizer; thence along the Northerly margin of Stokes Lane Westerly 115 feet to the Southeast corner of the property conveyed to Miriam K. Weinstein by deed from W. L. Whitaker and wife, of record in Book 1160, Page 168, said Register's Office; thence along Weinstein's Easterly line Northerly 211 feet to a point, Weinstein's Northeast corner; thence Easterly 115 feet to Nina W. Rizer's Northwest corner; thence along Rizer's Westerly line Southerly 206 feet to the point of beginning.

Being the same property conveyed to Russell A. Huffman, Jr. and wife, Karla S. Bartholomew by Warranty Deed from Paul L. Riggan, unmarried, recorded on the 28th day of December, 2001 in Instrument No. 20011228-0143745, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Karla S. Bartholomew pursuant to a Power of Attorney executed by same on the 2nd day of February, 2012, and being filed for record simultaneously herewith.

unimproved ☐

This is improved ☑ property, known as 2000 Stokes Lane, Nashville, TN 37215
(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 our hands this 10th day of February, 2012.

Russell A. Huffman, Jr.

Karla S. Bartholomew by
By: Russell A. Huffman, Jr., Her Attorney-in-fact
Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Russell A. Huffman, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Karla S. Bartholomew, acting as that person's agent and attorney in fact, and the said Russell A. Huffman, Jr. acknowledged that he executed the foregoing instrument as agent and attorney in fact for Karla S. Bartholomew for the purposes therein contained.

WITNESS my hand and seal, this 10th day of February, 2012.

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

My Commission Expires:

Notary Public,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of February, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Russell A. Huffman, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 27, 2015

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

