WARRANTY DEED

G-KW-12-14334

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Marilyn Dracos
Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Dracos	Marilyn Dracos	
14344 Old Hickory Boulevard (ADDRESS)	(NAME) 14344 Old Hickory Boulevard (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	173-00-0-157.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM R. HUFFMAN AND RANDOLPH ALAN HUFFMAN AND RHONDA HUFFMAN LEHMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARILYN DRACOS AND HUSBAND, PAUL DRACOS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE E.M. BAKER PROPERTY LOCATED ON THE EAST SIDE OF OLD HICKORY BLVD., DESCRIBED ACCORDING TO A SURVEY BY E. L. MILLER, JR. AND CO., DATED APRIL 9, 1970, AS FOLLOWS: BEGINNING AT A SPIKE NAIL IN THE CENTER OF OLD HICKORY BLVD., SAID POINT BEING SOUTHERLY 1314.0 FEET PLUS OR MINUS FROM THE POINT OF INTERSECTION BETWEEN THE SAID OLD HICKORY BLVD. AND BARNES ROAD; THENCE SOUTH 83 DEG. 39' EAST 172.0 FEET TO AN IRON PIN; THENCE NORTH 2 DEG 12' EAST 52.0 FEET TO A CORNERPOST; THENCE SOUTH 85 DEG. 30' EAST 528.5 FEET TO A FENCE POST; THENCE SOUTH 1 DEG. 37' EAST 218.0 FEET TO A POINT; THENCE NORTH 85 DEG. 07' WEST 713.0 FEET TO A SPIKE NAIL IN THE CENTER OF OLD HICKORY BLVD; THENCE WITH THE SAME NORTH 1 DEG. 30' EAST 165.5 FEET TO THE POINT OF BEGINNING CONTAINING 3.28 ACRES, PLUS OR MINUS.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND W. HUFFMAN AND WIFE, ELIZABETH HUFFMAN BY WARRANTY DEED DATED JULY 16, 1979 FROM MARTHA T. BAKER, BILLY RAY HUFFMAN AND WIFE, JANET HUFFMAN, RANDY HUFFMAN AND PATRICIA MCGOWEN HUFFMAN AND RHONDA HUFFMAN LEHMER AND HUSBAND, KIRK LEHMER, OF RECORD IN BOOK 6277, PAGE 432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER, THE SAID RAYMOND W. HUFFMAN A/K/A RAYMOND WINDEL HUFFMAN AND WIFE, ELIZABETH HUFFMAN A/K/A MARTHA ELIZABETH HUFFMAN CONVEYED THEIR INTEREST IN THE SUBJECT PROPERTY TO PHILLIP SAINDON, TRUSTEE BY QUITCLAIM DEED DATED APRIL 30, 1984, OF RECORD IN BOOK 6280, PAGE 799, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITHIN THE SAME DEED THE SAID PHILLIP SAINDON, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO MARTHA ELIZABETH HUFFMAN. THE SAID MARTHA ELIZABETH HUFFMAN HAVING SINCE DIED ON MARCH 25, 2012, LEAVING WILLIAM R. HUFFMAN, RANDOLPH ALAN HUFFMAN AND RHONDA HUFFMAN LEHMER AS DEVISEES, AS REFERENCED BY LAST WILL AND TESTAMENT FILED FOR RECORD AS DOCKET NO. 12P-878, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION). ALSO JOINING IN THE EXECUTION OF THIS DEED IS WILLIAM R. HUFFMAN AS ADMINISTRATOR C.T.A. OF THE ESTATE OF MARTHA ELIZABETH HUFFMAN BY ORDER OF SAID COURT FOR THE PURPOSE OF CONVEYING ANY INTEREST THE ESTATE OF MARTHA ELIZABETH HUFFMAN MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 14344 Old Hickory Boulevard, Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20120056105 DEEDWARR
Recvd: 07/31/12 10:37 2 pgs
Fees:13.00 Taxes:414.40

20120731-0067331

(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of July, 2012.

William R. Huffman

William R. Huffman, Administrator C.T.A of the Estate of Martha Elizabeth Huffman

Randolph Alan Huffman

Rhonda Huffman Lehmer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Huffman, Randolph Alan Huffman, and Rhonda Huffman Lehmer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of July, 2012, before me personally appeared William R. Huffman, Administrator C.T.A. of the Estate of Martha Elizabeth Huffman, 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, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903