WARRANTY DEED

STATE OF Alabama
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOX 50-B RETURN TO:
PREPARED BY: TITLE & ESCROW CORP.
210 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip O. Hyde	New American Mortgage, LLC	10509022100
(NAME)	(NAME)	
2014 12th Ave. S.	P.O. Box 10610	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Michael S. Huber, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Hyde, an unmarried man as tenant in severalty**, 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:

Being a part of Lot No. 5 on the Plan of A. B. Hills Subdivision of the Plant Lands, as shown on plat of record in Book 332, Page 65, in the Register's Office of Davidson, Tennessee, and being described according to a survey made by John Kohl, Surveyor, dated July 9, 1971, as follows:

Said part of said Lot No. 5 fronts 51.70 feet on the easterly side of 12th Avenue South and is described as beginning at a point in the easterly margin of 12th Avenue South, as widened, at a point 52.00 feet southerly from the southerly margin of Caldwell Avenue; thence leaving the margin of 12th Avenue South, South 83 degrees 15' East 140.62 feet to a point in the westerly margin of an alley; thence with the margin of the same, South 6 degrees 30' East 52.00 feet to a point; thence North 83 degrees 15' West 142.15 feet to a point in the easterly margin of 12th Avenue South, as widened; thence with the margin of the same, North 4 degrees 49' West 51.70 feet to the point of beginning.

This being the same property conveyed to Michael S. Huber, an unmarried man by Warranty Deed from Southern Home Developers, LLC, dated January 30, 2004, filed of record on February 5, 2004, in Instrument No. 20040205-0014226, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 332, Page 65, in the aforesaid Register's Office; and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 2014 12th Ave. S, Nashville, TN 37204
(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.

BILL GARRETT, Davidson County
Trans:T20130009787 DEEDWARR
Recvd: 02/05/13 10:19 2 pgs
Fees:13.00 Taxes:1193.25
20130205-0011809

Witness my hand this 31st day of January, 2013.

Michael S. Huber

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, Michael S. Huber, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires: 08/09/14

Notary Public

MICHAEL H. BUNKER NOTARY PUBLIC ALABAMA STATE AT LARGE