BILL GARRETT, Davidson County
Trans:T20130036927 DEEDWARR
Recvd: 05/03/13 09:59 2 pgs
Fees:13.00 Taxes:1154.40

20130503-0044756

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 8/22/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Huggins and Velma R. Huggins		12910007800
(NAME)	(NAME)	
6663 Clearbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	, ,	
(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, **Lisa Mayes, Christine Piloske, Deborah Berger, Mary Leppert, and Mark Piloske,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Huggins and Velma R. Huggins, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of West Meade Park, Section 1, as of record in book 2900, pages 103 and 104, Register's Office for said County. Said lot No. 21 fronts 229 feet on the southeasterly side of Clearbrook Drive, and extends back 224 feet on the northeasterly line and 225.2 feet on the southwesterly line, to a dead line, measuring 119.2 feet thereon.

Being the same property conveyed to Lisa Mayes, Christine Piloske, Deborah Berger, Mary Leppert and Mark Piloske by deed from Edward C. Piloske, Executor of the Estate of Dorothy J. Piloske, dated November 22, 1999 of record in Book 11764, page 856, Register's Office of Davidson County, Tennessee.

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 6663 Clearbrook Drive, Nashville, TN 37205

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 **29th** day of **April, 2013**

Lisa Mayes
Lisa Mayes

Christine Piloske
Christine Piloske

Deborah Berger
Deborah Berger

Mary Leppert
Mary Leppert

Mark Piloske
Mark Piloske

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Lisa Mayes, Christine Piloske, Deborah Berger, Mary Leppert and Mark Piloske**, 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 **29th** day of **April, 2013**

Notary Public

My commission expires: 8-29-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY