Warranty Deed

BILL GARRETT, Davidson County
Trans: T20130058257 DEEDWARR
Recvd: 07/09/13 11:12 2 pgs
Fees: 13.00 Taxes: 1461.13
20130709-0070820

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-28-2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $394,900.00.

Yvonnie J. Buchana
Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Shelly M Smith
Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Huffman Amy Huffman	Citibank, N.A	
210 Scott Avenue	1000 Technology Drive	083-06-0-194.00
Nashville, TN 37206	O'Fallon, MO 63368	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROL LYNNE BOWERS, UNMARRIED, AND JEFF LIVINGSTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HUFFMAN AND AMY HUFFMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the southerly 50 feet of Lot 1 on the Plan of Brownsville First Subdivision of record in Plat Book 21, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said southerly part of Lot No. 1 fronts 50 feet on the easterly side of Scott Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carol Lynn Bowers and Jeff Livingston by Warranty Deed from Carol Faye Thompson, Richard Thomas Taylor, Jeffrey M. Taylor, Dustin S. Taylor, Jeremy Taylor and Scott T. Taylor recorded as Instrument No. 20130215-0015668, in the Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded February 15, 2013.

Being part of the same property previously conveyed to Joseph M. Taylor and wife, Iris Faye Taylor by Warranty Deed from Ethel Mai Henderson of record in Book 3338, Page 33, in the Register's Office for Davidson, Tennessee, dated January 11, 1962. The said Joseph M. Taylor having since died on May 15, 2000 leaving Iris Faye Taylor as surviving tenant by the entirety. Iris Faye Taylor having since died on April 22, 2008 and her estate having been probated in the Davidson County Probate Court under Case No. 08P-931. Her Last Will and Testament devising the property to Carol F. Thompson and Richard T. Taylor. Iris Fay Taylor had two other children who predeceased her, James Wallace Taylor and Joseph Michael Taylor. James Wallace Taylor died without a will and was survived by his son, Scott T. Taylor. Joseph Michael Taylor died without a will and was survived by his three children, Jeffrey M. Taylor, Dustin S. Taylor and Jeremy Taylor. Affidavit of Heirship for Iris Faye Taylor

recorded as Instrument No. 20130215-0015667, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 210 Scott Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2013.

Carol Lynne Bowers

Carol Lynne Bowers

Jeff Livingston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol Lynne Bowers and Jeff Livingston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122