BILL GARRETT, Davidson County
Trans:T20130060441 DEEDWARR
Recvd: 07/16/13 10:37 4 pgs
Fees:23.00 Taxes:443.63

20130716-0073345

WARRANTY DEED

G-VRES-13-14330

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Paul Dracos
Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Blvd (ADDRESS)	14344 Old Hickory Blvd (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	173-84.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY RAY HUFFMAN, Married AND RANDY HUFFMAN, Married AND RHONDA HUFFMAN LEHMER, Married, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE AS FOLLOWS: LAND IN THE FIFTH (FORMERLY THE 6TH) CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE HOBSON PIKE (FORMERLY PUBLIC ROAD) THENCE SOUTH 87 DEGREES EAST 56.72' POLES TO WISEMERES CORNER; THENCE WITH JOHNSON LINE NORTH 2 DEGREES EAST 40.6 POLES TO A CEDAR; THENCE NORTH __ DEGREES WEST 58.8 POLES TO A STONE IN SAID HOBSON PIKE; THENCE WITH THE CENTER OF SAID PIKE SOUTH 1 1/2 DEGREES WEST 40.9 POLES TO THE BEGINNING CONTAINING 14.71 ACRES MORE OR LESS.
A SECOND TRACT ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE NORTH SIDE BEGINNING IN THE CENTER OF MILL CREEK RUNNING SOUTH 33 POLES TO A ROCK; THE NORTHWEST CORNER OF THE FIRST TRACT; THENCE WITH ITS NORTH BOUNDARY SOUTH 86 DEGREES EAST 42 POLES TO THE CENTER OF INDIAN CREEK; THENCE DOWN SAID INDIAN CREEK WITH THE LINE OF THOMAS RUSSELL OR __ JOHNSON TO THE MOUTH IN THE CENTER OF MILL CREEK AND THENCE WITH THE CENTER OF MILL CREEK TO THE BEGINNING CONTAINING 8 ACRES MORE OR LESS.

LESS AND EXCEPT:
BEING LOT NO. 1 OF THE PLAN OF E.M. BAKER LANDS OF RECORD IN BOOK 6050, PAGE 353, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARTHA T. BAKER, WILLIAM RAYMOND HUFFMAN AND WIFE JANET HUFFMAN, KIRK LEHMER AND WIFE RHONDA HUFFMAN LEHMER TO RANDOLPH ALAN HUFFMAN AND WIFE PATRICIA JORDAN HUFFMAN AS RECORDED ON THE 13TH DAY OF SEPTEMBER, 1988 IN DEED BOOK 7651, PAGE 65, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT:
A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN 31ST COUNCILMANIC DISTRICT AND THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED EAST OF OLD HICKORY BOULEVARD AND SOUTH OF MILL CREEK IN ANTIOCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON AN IRON PIN FOUND IN THE EASTERN RIGHT-OF-WAY MARGIN OF OLD HICKORY BOULEVARD WEST OF ITS INTERSECTION WITH BENDING CREEK DRIVE (PLAT BOOK 11700 PAGE 27, R.O.D.C.) AND RUNNING THENCE SOUTH 81°43'16" EAST 146.98 FEET TO AN IRON PIN IN THE LINE OF MARTHA E. HUFFMAN (DEED BOOK 6280 PAGE 799); THENCE

WITH SAID LINE NORTH 04°15'19" EAST 50.82 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE NORTH 08°50'58" EAST 102.77 FEET TO A POINT; THENCE NORTH 85°33'23" WEST 154.14 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY MARGIN FOR OLD HICKORY BOULEVARD; THENCE WITH SAID RIGHT-OF-WAY MARGIN NORTH 04°59'18" EAST 72.80 FEET TO A POINT; THENCE NORTH 06°05'39" EAST 209.93 FEET TO A POINT; THENCE NORTH 07°08'55" EAST 141.57 FEET TO A POINT; THENCE NORTH 07°44'45" EAST 44.55 FEET TO A POINT IN THE CENTERLINE OF MILL CREEK; THENCE SOUTH 76°15'30" EAST 272.26 FEET TO A POINT; THENCE NORTH 79°48'42" EAST 163.36 FEET TO A POINT; THENCE NORTH 69°26'39" EAST 106.79 FEET TO A POINT AT THE JUNCTION OF MILL CREEK AND INDIAN CREEK; THENCE UP INDIAN CREEK SOUTH 14°29'07" EAST 95.00 FEET TO A POINT; THENCE SOUTH 32°50'51" EAST 46.70 FEET TO A POINT; THENCE SOUTH 18°31'50" EAST 45.37 FEET TO A POINT; THENCE SOUTH 26°25'51" EAST 94.26 FEET TO A POINT; THENCE SOUTH 10°53'17" EAST 40.02 FEET TO A POINT; THENCE SOUTH 12°20'28" WEST 22.35 FEET TO A POINT; THENCE SOUTH 12°20'28" WEST 93.99 FEET TO A POINT; THENCE SOUTH 07°10'31" EAST 226.74 FEET TO A POINT IN THE NORTHERN LINE OF JOHN MARK STEPHENS (DEED BOOK 11494 PAGE 786); THENCE WITH THE LINE OF STEPHENS AND LEAVING INDIAN CREEK SOUTH 69°12'44" WEST 34.32 FEET TO A POINT, A COMMON CORNER WITH HUFFMAN, THENCE WITH THE NORTHERN LINE OF HUFFMAN NORTH 82°38'42" WEST 528.36 FEET TO AN IRON PIN, THE POINT OF BEGINNING AND CONTAINING 353,274 SQUARE FEET OR 8.11 ACRES, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM R. HUFFMAN (AKA BILLY RAY HUFFMAN), RANDOLPH ALAN HUFFMAN (AKA RANDY HUFFMAN), AND RHONDA HUFFMAN LEHMER (FORMERLY RHONDA HUFFMAN), COLLECTIVELY TO BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNEESSEE CORPORATION AS RECORDED ON THE 10TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020510-0058112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT:
A CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE 31ST COUNCILMANIC DISTRICT AND THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IDENTIFIED AS THE BAKER TRACT (PARCEL 84) ON THE FINAL PLAT OF HIDDEN CREEK, OF RECORD IN INSTRUMENT NO. 20030213-0020016, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN FOUND IN THE EASTERN RIGHT-OF-WAY MARGIN OF OLD HICKORY BOULEVARD WEST OF ITS INTERSECTION WITH BENDING CREEK DRIVE (PLAT BOOK 11700, PAGE 27, R.O.D.C.) AND RUNNING THEN SOUTH 81°43'16" EAST 146.98 FEET TO AN IRON PIN IN THE LINE OF MARTHA E. HUFFMAN (DEED BOOK 6280 PAGE 799, R.O.D.C.); THENCE WITH SAID LINE NORTH 04°15'19" EAST 50.82 FEET TO AN IRON PIN, THENCE NORTH 08°50'58" EAST 102.77 FEET TO A POINT; THENCE NORTH 85°33'23" WEST 154.14 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY MARGIN FOR OLD HICKORY BOULEVARD; THENCE WITH SAID RIGHT-OF-WAY MARGIN SOUTH 04°59'18" WEST 88.49 FEET TO A POINT; THENCE SOUTH 03°48'57" WEST 55.64 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 20,737 SQUARE FEET OR .48 ACRE, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM WILLIAM R. HUFFMAN (ALSO KNOWN AS BILLY RAY HUFFMAN), RANDOLPH ALAN HUFFMAN (ALSO KNOWN AS RANDY HUFFMAN), AND RHONDA HUFFMAN LEHMER (FORMERLY RHONDA HUFFMAN) TO WILLIAM R. HUFFMAN AND WIFE, JANET B. HUFFMAN AS RECORDED ON THE 23RD DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040923-0114751, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LESS AND EXCEPT:
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 BY WARRANTY DEED FROM WILLIAM R. HUFFMAN AND RANDOLPH ALAN HUFFMAN AND RHONDA HUFFMAN LEHMER TO MARILYN DRACOS AND HUDBAND, PAUL DRACOS AS RECORDED ON THE 31ST DAY OF JULY, 2012 IN INSTRUMENT NO. 20120731-0067331, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED BY DEED FROM C. O. BAKER AND WIFE, LUCY B. BAKER TO E.M. BAKER AS RECORDED ON THE 2ND DAY OF AUGUST, 1922 IN DEED BOOK 596, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID E.M. BAKER DIED AND BEQUEATHED THE SUBJECT PROPERTY TO MARTHA T. BAKER, A LIFE ESTATE. THE SAID MARTHA T. BAKER HAVING DIED ON MARCH 28, 2012, LEAVING THE PROPERTY VESTED IN BILLY RAY HUFFMAN, RANDY HUFFMAN AND RHONDA HUFFMAN, DEVISEES OF E.M. BAKER, BY WILL OF RECORD IN MINUTE BOOK 184, PAGE 519 OF THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE. THE SAID BILLY RAY HUFFMAN BEING ONE AND THE SAME PERSON AS WILLIAM R. HUFFMAN. THE SAID RANDY HUFFMAN BEING ONE AND THE SAME PERSON AS RANDOLPH A. HUFFMAN. THE SAID RHONDA HUFFMAN BEING ONE AND THE SAME PERSON AS RHONDA HUFFMAN LEHMER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 4219, PAGE 309 AND INSTRUMENT NO. 20070426-0049668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property was never the grantors' marital residence

unimproved (X)

This is improved ( ) property, known as 14330 Old Hickory Blvd, Antioch, Tennessee 37013

(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 12th day of July, 2013.

Billy Ray Huffman

Randy 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, BILLY RAY HUFFMAN AND RHONDA HUFFMAN LEHMER, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY HUFFMAN, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2013.

Notary Public
My Commission Expires: 5.5.15
(SEAL)

KRYSTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

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