Davidson County DEEDWARR **Recvd: 08/20/13 13:49 3 pgs** **Fees:18.00 Taxes:1239.50** **20130820-0087750**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00 Affiant Subscribed and sworn to before me, this 16th DAY OF August, 2013. Notary Public MY COMMISSION EXPIRES: 2/23/2015 (AFFIX SEAL)

WARRANTY DEED

AA13-1625

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Anderson	Wells Fargo Bank, N.A.	
1623 5th Avenue North	(NAME) 8227 Wicker Avenue	
(ADDRESS) Nashville, TN 37208	(ADDRESS) St John, IN 46373	082-05-041.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WILLIAM HUFFMAN AND WIFE, JANET B. HUFFMAN AND AND GERALD C. ANDRADY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL J. ANDERSON AND COLLEEN T. ANDERSON, HUSBAND AND WIFE,, 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 Davidson County, Tennessee, being the South 7-1/7 feet of Lot No. 142 and the North 28-4/7 feet of Lot No. 144 on the Map of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 35-5/7 feet on the West side of 5th Avenue North and run back between parallel lines 182 feet, more or less, to an alley.

Being the same property conveyed to William Huffman and wife, Janet B. Huffman and Gerald C. Andrady, unmarried by Deed from Intown Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20041015-0124227, Register's Office for Davidson County, Tennessee, dated October 8, 2004 and recorded on October 15, 2004.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.

Grantors have never occupied the said property.

unimproved ( )
This is improved (X) property, known as 1623 5th Ave N, Nashville, Tennessee 37208
(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 16th day of August, 2013.

William Huffman

Janet B. Huffman

Gerald C. Andrady

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of August, 2013, before me personally appeared William Huffman and wife, Janet B. Huffman and and Gerald C. Andrady, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, do hereby make oath that I am ~~a licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067