BILL GARRETT, Davidson County
Trans:T20130084786 DEEDWARR
Recvd: 10/01/13 14:10 2 pgs
Fees:13.00 Taxes:684.50

20131001-0102990

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah P Poteete **Eddie L Huffman**	**Renasant Bank**	**Map 072-12-0 Parcel 208-00**
1707 Litton Ave.	**2001 Park Place North Ste #650**	
Nashville, TN 37216	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Samuel W. Davis, married, and Pamela D. Cass, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah P. Poteete and Eddie L. Huffman, wife and husband

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 the easterly 25 feet of Lot No. 114 and the westerly 30 feet of Lot No. 115 on the Map of the Riverside Drive Subdivision, as of record in Book 974 , Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 114 and 115 adjoin and front together 55 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Samuel L. Davis and Pamela D. Cass, by Deed from Todd Adrian Burr and wife, Vivian Slade Burr, of record in Instrument No. 20051201-0144347, Register's Office for DAVIDSON County, Tennessee.

The herein described property is not now now ever has been the principal place of residence of the grantors or the grantor's spouse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1707 Litton Ave., Nashville, TN 37216**

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 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.

Witness my/our hand(s) this **30th** day of **September, 2013.**

Samuel W. Davis

Pamela D. Cass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Samuel W. Davis and Pamela D. Cass,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2013.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017