WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/13 16:23 2 pgs
Fees:13.00 Taxes:555.00
20131227-0130510

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of December, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alan Huffman	New Owner	Map 09204029300
1003 Holly Tree Gap Road		Map 09204029400
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clarence E. Graves Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alan Huffman, married**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

915 WARREN STREET:

Land in Davidson County, Tennessee, being 16 feet off the south side of Lot No. 19 and 18 feet off the north side of Lot No. 20 of the C. M. Holt's Plan, as of record in Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said parts of Lots 19 and 20 front together 34 feet on the west side of Warren Street and between parallel lines runs back 138 feet to an alley.

Being the same property conveyed to Clarence E. Graves, Jr. by Warranty Deed from Joe W. Sweat, Sr., dated 8/13/88 of record in Book 7628, page 357, Register's Office for Davidson County, Tennessee.

917 WARREN STREET:

Land in Davidson County, Tennessee, being 34 feet off of the north side of Lot No. 19 in C. M. Holt's addition as of record in Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 34 feet on the west side of Warren Street and runs back between parallel lines 136 feet to a 16 foot alley.

Being the same property conveyed to Clarence E. Graves, Jr. by Warranty Deed from Joe W. Sweat, Sr., dated 8/13/88 of record in Book 7628, page 354, Register's Office for Davidson County, Tennessee

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable
- Subject to all matters as shown on the Plan of record in Plat Book 21, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **915 and 917 Warren Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 20, 2013.

Clarence E. Graves Jr.
Clarence E. Graves Jr.

STATE OF Kansas

COUNTY OF Wyandotte

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence E. Graves Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20, 2013

My commission expires Apr. 22. 2017

Megan Spearman
Notary Public

MEGAN SPEARMAN
Notary Public - State of Kansas
My Appt. Expires 4.22.2017

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE