Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 25622-8
Box 14

WARRANTY DEED

B-VRES-13-928

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL 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
Andrew Spears	Andrew Spears	
928 Jackson Street (ADDRESS)	928 Jackson Street (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	081-16-0 691.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALAN HUFFMAN AND KYSHAWN BOWLS HUFFMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW SPEARS, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST AND CHETNEY MORTLAND, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 PART OF LOT NO. 180, ON THE PLAN OF JUDGE JOHN MCNAIRY'S MANSION HOUSE TRACT, AS SHOWN ON PLAT OF RECORD IN MINUTE BOOK "D", PAGE 593, CHANCERY COURT OF NASHVILLE, TENNESSEE, AND ON THE FRONT FLY LEAF OF BOOK NO. 9, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF JACKSON STREET, 50 FEET EASTERLY FROM THE EASTERLY MARGIN OF 10TH AVENUE NORTH; FORMERLY BALLVILLE STREET; THENCE WITH THE NORTHERLY MARGIN OF JACKSON STREET, EASTERLY 34 FEET TO MITCHELL'S SOUTHWEST CORNER; THENCE WITH MITCHELL'S WESTERLY LINE NORTHERLY 129 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY, WESTERLY LINE 34 FEET TO A POINT 50 FEET EASTERLY FROM THE SOUTHERLY MARGIN OF AN ALLEY, WESTERLY 34 FEET TO A POINT 50 FEET EASTERLY FROM THE EASTERLY MARGIN OF 10" AVENUE NORTH; THENCE SOUTHERLY 129 FEET, MORE OF LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALAN HUFFMAN AND WILLIAM R. HUFFMAN, M.D., AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED DATED JULY 20, 2006 FROM ANTONIO STARKS OF RECORD IN INSTRUMENT NO. 20060725-0089405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO ALAN HUFFMAN AND KYSHAWN BOWLS HUFFMAN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY QUIT CLAIM DEED DATED JULY 6, 2009 FROM ALAN HUFFMAN, A MARRIED MAN AND JOINED BY HIS SPOUSE KYSHAWN BOWLS HUFFMAN, AND WILLIAM R. HUFFMAN, M.D., A MARRIED MAN AND JOINED BY HIS SPOUSE JANET HUFFMAN OF RECORD IN INSTRUMENT NO. 20091104-0101858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN MINUTE BOOK "D", PAGE 593, CHANCERY COURT OF NASHVILLE, TENNESSEE, AND THE FRONT FLY LEAF OF BOOK NO. 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 928 Jackson Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or

BILL GARRETT, Davidson County
Trans: T20130107917 DEEDWARR
Recvd: 12/31/13 09:32 2 pgs
Fees: 13.00 Taxes: 1235.80

20131231-0131064

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 27th day of December, 2013.

Alan Huffman

Kyshawn Bowls Huffman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Huffman and Kyshawn Bowls 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 27th day of December, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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