THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. #150 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2014. Notary Public MY COMMISSION EXPIRES: 3/18/14 (AFFIX SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason C. Huck	Pinnacle Bank	MAP & PARCEL
509 Chaparal Court	150 3rd Ave South	164-13-0-157.00
Antioch, TN 37013	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason C. Huck and wife, Samantha K. Huck**

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 Lot No. 147 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development of record in Plat Book 9700, Page 545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale G. Ward and Ruth F. Ward, husband and wife by Deed from Beazer Homes Corp. D/B/A Phillips Builders of record in Book 11183, page 447, Register's Office for Davidson County, Tennessee, dated October 29, 1998 recorded on November 3, 1998. The said Dale G. Ward having since died and Ruth F. Ward being the tenant by the entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **509 Chaparal Court, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20140003919 DEEDWARR
Recvd: 01/17/14 11:32 2 pgs
Fees:13.00 Taxes:517.63

20140117-0004877

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, their heirs and assigns forever; and we do covenant with 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 hand this the 10th day of January, 2014.

Ruth F. Ward

by _____, Attorney-in-fact

Ruth F. Ward
BY: Richard Blakeley, Attorney-in-Fact

STATE OF New York
COUNTY OF Bronx

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Blakeley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of January, 2014.

My Commission expires May 13, 2017

_____
Notary Public

WENDY JASMINE TORRES
Notary Public - State of New York
No. 01TO6281558
Qualified in Bronx County
My Commission Expires May 13, 2017

STATE OF New York
COUNTY OF Bronx

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Blakeley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ruth F. Ward**, as her Attorney in Fact, as the free act and deed of the within named **Ruth F. Ward**.

Witness my hand and official seal this the 10th day of January, 2014.

My Commission expires May 13, 2017

_____
Notary Public

WENDY JASMINE TORRES
Notary Public - State of New York
No. 01TO6281558
Qualified in Bronx County
My Commission Expires May 13, 2017