WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140027622 DEEDWARR
Recvd: 04/23/14 10:06 2 pgs
Fees:13.00 Taxes:534.47

20140423-0034072

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,450.00

Tammy Mellard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2014

Karen B. Ernest
Notary Public

MY COMMISSION EXPIRES: 11/3/15

(AFFIX SEAL)

KAREN B. ERNEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wendy C. Dehner	First Community Mortgage, Inc.	136-11-0-060.00
(NAME)	(NAME)	
3708 Priest Lake Drive	750 Old Hickory Blvd Building One, Suite 262	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Anita Huber Lewis, Martha Huber Fowler, William J. Huber, Christy Huber Hagy, Angelia Neumann, and Larry Joseph Huber,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wendy C. Dehner, an unmarried person,** 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. 2 on the Plan of Priest Lake Park, Section Nine of record in Plat Book 6900, Page 452, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Joseph H. Huber and wife, Geneva M. Huber by deed being recorded 4/20/05 in Instrument 20050420-0043843, said Register's Office.

Joseph H. Huber predeceased Geneva M. Huber. Geneva M. Huber having since died leaving an unprobated will for the distribution of her estate, reference Affidavit of Heirship of record in Instrument No. 20140423003 4068 and Instrument No. 20140423003 4069, said Register's Office.

This instrument is executed on behalf of Larry Joseph Huber by Anita Lewis as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20140423003 4071, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Angelia Neumann by Anita Lewis as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20140423003 4070, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3708 Priest Lake Drive, Nashville, TN 37217
(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 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/our hands this 18th day of April, 2014.

Martha Huber Fowler

Christy Huber Hagy

Anita Huber Lewis

Angelia Neumann by Anita Lewis Attorney in Fact
Angelia Neumann
By: Anita Lewis, Attorney-in-Fact

William J. Huber

Larry Joseph Huber by Anita Lewis Attorney in Fact
Larry Joseph Huber
By: Anita Lewis, Attorney-in-Fact

State of Tennessee County of Davidson

On this 18th day of April, 2104 before me personally appeared Anita Lewis, the person who executed the foregoing instrument on behalf of Angelia Neumann and Larry Joseph Huber, and acknowledged that she executed the same as the free act and deed of the said Angelia Neumann and Larry Joseph Huber, through Power of Attorney granted her, by the said Angelia Neumann and Larry Joseph Huber.

Notary Public

Commission Expires: 5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Martha Huber Fowler, Anita Huber Lewis, William J. Huber and Christy Huber Hagy, the bargainor(s), 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 Antioch, Tennessee, this 18th day of April, 2014.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY