Book 14
26136-4

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140045995 DEEDWARR Recvd: 06/27/14 14:34 2 pgs Fees:13.00 Taxes:888.00 20140627-0056629	The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Michael L Huffman Affiant Subscribed and sworn to before me, this the 18th day of June, 2014. Notary Public My commission expires: 2/13/17 (AFFIX SEAL) JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Michael L. Huffman	**CedarStone Bank**	**Map 084-16-0, Parcel 213.00**
413 Woodberry Court	**900 West Main Street**	
Nashville, TN 37214	**Lebabnon, TN 37087**	

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,

LeRoy W. Huffman and wife, Lucia Huffman

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

Michael L. Huffman and wife, Stacy M. Huffman

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. 3 on the Plan of the Re-Subdivision of Lot Nos. 1 & 3 of B.H.W. Corporation Subdivision, of record in Book 6200, page 389, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof. Said Lot No. 3 includes the fee interest in 1/2 of a 20 foot private drive, the center line of which runs from a point on the southerly line of Lot No. 4, which point is 10 feet east of the southwest corner of said Lot No. 4, along the northerly 96.22 feet of the westerly line of Lot No. 3, then extends in a westerly direction to the easterly margin of Shady Grove Road.

Also conveyed is a non-exclusive and joint use easement over the other 1/2 of said 20 foot private drive for ingress & egress to Lot No. 3; and a non-exclusive and joint use easement common to Lot Nos. 2, 3, 4 & 5 for the purpose of installing, maintaining, repairing and replacing, as necessary, within the confines of said 20 foot drive and within the confines of the 20 foot sewer easement of record in Book 5078, pages 446 and 449, said Register's Office, such sewer and water lines as may be necessary for the purposes of serving one or more of Lot Nos. 2, 3, 4 & 5.

Also conveyed is a certain permanent easement reserved in Deed of record in Book 6482, page 456, said Register's Office, said easement described as follows:

Beginning at the northeasterly corner of Lot No. 3, said point being the southeasterly corner of Lot No. 4: thence with the line between Lots 3 and 4, North 85 deg. 50' 56" West, 159.09 feet to the southwesterly corner of Lot No. 4 and the northwesterly corner of Lot No. 3; thence with the westerly line of Lot No. 4, North 02 deg. 11' 20" East, 34.03 feet to a point on said lot line; thence with the northerly edge of the existing fence, South 84 deg. 30' 51" East, 159.26 feet to the intersection of said fence and the easterly line of Lot No. 4; thence with the easterly line of Lot No. 4, South 02 deg. 11' 20" West, 30.32 feet to the point of beginning, and containing approximately 5,116 square feet, more or less. Said easement shall be exclusive with the exception of the easements across the same on the westerly portion of said Lot No. 4 and shown on the recorded subdivision plans. Said easement shall be for the storage, parking and other uses ancillary to the use of the remainder of Lot No. 3 on said subdivision plan.

Being the same property conveyed to LeRoy W. Huffman and wife, Lucia Huffman by Deeds from BHW Corporation, a Tennessee corporation, of record in Book 6869, page 606, dated May 16, 1986, in Book 6951, page 719, dated August 8, 1986, and corrected in Book 7019, page 751, dated October 23, 1986, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Book 6200, Page 389, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5078, page 446 and in Book 5078, page 449, Register's Office for Davidson County, Tennessee.
(3) Easements as set out in Deeds of record in Book 6482, page 456 and in Book 6869, page 606, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2014, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **225 Shady Grove Road, Donelson, TN 37214**

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 **18th** day of **June, 2014.**

LeRoy W. Huffman

Lucia Huffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LeRoy W. Huffman and Lucia Huffman,** 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 **18th** day of **June, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/13/17