BILL GARRETT, Davidson County
Trans:T20140054015 DEEDWARR
Recvd: 07/25/14 14:49 2 pgs
Fees:13.00 Taxes:869.50
20140725-0066417

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Christopher W. Huffman
1509 Rachaels Ridge
Hermitage, TN 37076

SEND TAX BILL TO:
GMH Mortgage Svcs., LLC
625 W. Ridge Pike, Bldg. C, 100
Conshohocken, PA 19428

MAP/PARCEL 086-04-0-C-034.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Brody S. West and wife, Christine V. West,** has this day bargained and sold, and does hereby transfer and convey unto **Christopher W. Huffman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Jackson's Grove, Phase Three, of record in Book 9700, Page 988, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brody S. West and Christine V. West, husband and wife by deed from Cheri K. Kempf, unmarried, dated January 12, 2006, recorded on January 17, 2006, of record in Instrument No. 20060117-0006232, re-recorded Instrument No. 20060324-0033679, Register's Office for Davidson County, Tennessee

This is improved property known as: **1509 Rachaels Ridge, Hermitage, TN 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 988, and restrictions in Book 10841, page 583, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of July, 2014.

Brody S. West

Brody S. West

Christine V. West

Christine V. West

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Brody S. West and Christine V. West,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of July, 2014.

DANA GIGGINS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of July, 2014.

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/4/15

File No: 147281