AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Lauren Phares
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2014.

Notary Public

My commission expires: 7-6-15

(AFFIX SEAL)

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
David Harper **Lauren Phares**	New Owner	**Map 103-08-0 Parcel 237-00**
3915 Cambridge Avenue		
Nashville, TN 37205		

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,

William A. Huggins and wife, Margaret P. Huggins

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

David Harper and Lauren Phares Husband and Wife

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. 13 of Block 'H', on the Plan of Cherokee Park, Section 2, of record in Book 547, Pages 175 and 176 , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William A. Huggins, unmarried, by Deed dated March 31, 2006 from Sharon K. Nelson and husband, Terry T. Olin, of record in Instrument No. 20060406-0039491, Register's Office for Davidson County, Tennessee. Said property further conveyed to William A. Huggins and wife, Margaret P. Huggins by Quitclaim Deed, of record in Instrument No. 20080214-0014721, said Register's Office.

Conveyance of the above described parcel of land is subject to:

The Plan of record in Book 547, Pages 175 and 176, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__x__) Unimproved (____) property, known as **3915 Cambridge Avenue, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20140059323 DEEDWARR
Recvd: 08/13/14 09:29 2 pgs
Fees:13.00 Taxes:1387.50

20140813-0072979

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 **31st** day of **July, 2014.**

William A. Huggins

Margaret P. Huggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William A. Huggins and Margaret P. Huggins,** 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 **31st** day of **July, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017