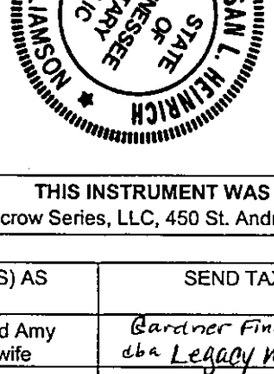
BILL GARRETT, Davidson County
Trans:T20140061371 DEEDWARR
Recvd: 08/20/14 08:16 2 pgs
Fees:13.00 Taxes:666.00

20140820-0075440

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2014

Notary Public

MY COMMISSION EXPIRES: 8/28/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Victor Samuel Huckabee and Amy Huckabee, husband and wife	Gardner Financial Services dba Legacy Mutual Mortgage	172 12 0A 072.00CO
(NAME)	(NAME)	
1441 Woodfield Dr	3503 Pheasant Play	
(ADDRESS)	(ADDRESS)	
Nashville 37211	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kittie Leigh Sullivan, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victor Samuel Huckabee and Amy Huckabee, 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. 346 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kittie Leigh Sullivan, unmarried by Warranty Deed from Tracy Parr Torres N/K/A Tracy Parr O'Brien dated December 15, 2011 of record in Instrument No. 20111221-0099695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1441 Woodfield Dr, Nashville, TN 37211

File Number: MFR-140777

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, has 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 our hands this 15th day of August, 2014.

Kittie Leigh Sullivan

STATE OF Tennessee

County OF Davidson

I, Susan Heinrich, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Kittie Leigh Sullivan, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public

My Commission Expires: August 29, 2014

(SEAL)

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

File Number: MFR-140777