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BILL GARRETT, Davidson County
Trans:T20140065798 DEEDWARR
Recvd: 09/04/14 11:50 2 pgs
Fees:13.00 Taxes:1176.60
20140904-0080938

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 56790
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sigrid C. Walters Michael J. Walters 4409 Birdseye Court Hermitage, Tennessee 37076	CBC NATIONAL BANK, A FEDERALLY CHARTERED NATIONAL BANK 1887 S. 14TH STREET FERNANDINA BEACH, FL 32034-3033

TAX MAP-PARCEL NUMBERS: 085040A01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Huffman and Tracey Lynn Huffman, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sigrid C. Walters and Michael J. Walters, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 1, Section 1A of record in doc. No. 20091005-0092019, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Huffman and Tracey Lynn Huffman, husband and wife by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, Dated September 30, 2010 and recorded on October 18, 2010 of record in Doc. No. 20101018-0083267, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20091005-0092019, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for Doc. No. 20120202-0009628, Doc. No. 20120207-0011118, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4409 Birdseye Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of September, 2014.

Kevin Huffman

Tracey Lynn Huffman

State of TENNESSEE
County of DAVIDSON

On this 2nd day of September, 2014 , before me the undersigned authority, personally appeared Kevin Huffman and Tracey Lynn Huffman , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

Sworn and subscribed before me this the 2nd day of September, 2014

Notary Public

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY