File Box 8

BILL GARRETT, Davidson County
Trans:T20140065942 DEEDWARR
Recvd: 09/04/14 14:37 2 pgs
Fees:13.00 Taxes:1165.50
20140904-0081130

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00. Affiant Subscribed and sworn to me on September 2, 2014. NOTARY PUBLIC
File No.: 14-0074	

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

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth
1031 Westhaven Blvd
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Kevin Huffman and T. Lynn Huffman 4844 Manassas Drive Brentwood, TN 37027	NEW OWNER	171030A06200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard S. Smith, unmarried, and Terry L. Smith, unmarried,** (previously known as Richard S. Smith and wife, Terry L. Smith in prior deed) hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Kevin C. Huffman and Tracey L. Huffman, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Section Two, Fredericksburg, of record in Book 7900, page 509, amended in Book 7900, page 640, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard S. Smith and wife, Terry L. Smith, by Warranty Deed from Radnor Homes, Inc., dated August 25, 1994 and recorded on August 29, 1994, of record in Book 9449, page 255, Register's Office for Davidson County, Tennessee. The said Richard S. Smith and Terry L. Smith having divorced, per the Final Judgment of Divorce, entered on April 17, 2013, Case No. 12D-1038, in the Fourth Circuit Court for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated between the parties and assumed by Grantee. 2015 and subsequent taxes are assumed by the Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This property is also known as Improved property located at 4844 Manassas Drive, Brentwood Tennessee 37027.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand on September 2, 2014.

GRANTORS:

Richard S. Smith

Terry L. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard S. Smith** with whom I am personally acquainted and who acknowledged that he executed for the purposes therein contained.

Witness my hand this 2nd day of September, 2014

NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar.30, 2015

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry L. Smith,** with whom I am personally acquainted and who acknowledged that she executed for the purposes therein contained.

Witness my hand this 2nd of September, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Mar.30, 2015

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY