WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brittany Savage and Wesley Lee Little, wife and husband and Sylvia Little-Sweat, a married woman	new owner	096 05 0 161.00
(NAME)	(NAME)	
2647 Woodberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Martin W. Huffman, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany Savage and Wesley Lee Little, wife and husband and Sylvia Little-Sweat, a married woman**, 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:

Being Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Woodberry Park, as of record in Plat Book 2133, Page 17, 118 and 119, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same premises conveyed by Marie D. Winch, a widow to Martin W. Huffman and wife, Angela Huffman by Warranty Deed dated November 21, 1995 and recorded November 27, 1995 in Book 9868, Page 282. Further being the same premises conveyed by Martin W. Huffman and wife, Angela Huffman to Martin W. Huffman by Quitclaim Deed dated December 15, 2002 and recorded March 17, 2003 in Instrument No. 20030317-0034958, 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.

File Number: MTJ-140767

BILL GARRETT, Davidson County
Trans:T20140068636 DEEDWARR
Recvd: 09/15/14 11:19 2 pgs
Fees:13.00 Taxes:740.00
20140915-0084206

unimproved ☐
This is improved ☒ property, known as 2647 Woodberry Drive, Nashville, TN 37214

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 10th day of September, 2014.

Martin W. Huffman

Patti L. Huffman

STATE OF Tennessee

County OF Wilson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Martin W. Huffman and Patti L. Huffman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10 of September, 2014.

Notary Public

My Commission Expires: ~~September 9, 2014~~ 10.5.2015

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-140767