26441-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075547 DEEDWARR
Recvd: 10/07/14 08:45 2 pgs
Fees:13.00 Taxes:249.75
20141007-0092683

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$67,500.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

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

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
Ziv Gottlieb	New Owner	Map 103-01-0, Parcel 084.00
P.O. Box 90602		
Nashville, TN 37209		

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,

Floyd Franklin Huffman, Jr. and wife, Sarah B. Huffman

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

Ziv Gottlieb, unmarried and Marsha Gottlieb, unmarried, as tenants in common with right of survivorship

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 the east 50 feet of the north part of Lot No. 2 on the Plan of John B. Cowden Subdivision, Section 3, not of record, described as follows:

Beginning at a point in the southerly margin of John B. Street at the corner of Lot Nos. 1 and 2; thence with the margin of said street, South 72 deg. West 50 feet to a point; thence South 22 deg. East 226.5 feet to a point; thence North 72 deg. East 50 feet to a point in the line of Lot No. 1; thence with the line between Lot Nos. 1 and 2, North 22 deg. West 226.5 feet to the beginning.

Being the same property conveyed to Floyd F. Huffman and wife, Mary Ann Huffman by Deed from Mattie T. Buttrey, Administratrix, C.T.A. of the Estate of Annie B. Furlough, deceased, dated September 16, 1970, of record in Book 4446, page 157, Register's Office for Davidson County, Tennessee. The property was conveyed to Floyd F. Huffman by Quitclaim Deed from Mary Ann Huffman, dated November 19, 1986, of record in Book 7046, page 953, said Register's Office. The said Floyd F. Huffman having since died on September 3, 1998. The said property was devised to Floyd Franklin Huffman, Jr. by the Last Will and Testament of Floyd Franklin Huffman, Sr. a/k/a Floyd F. Huffman, of record in Will Book 226, page 111, Docket No. 98P-1908, Probate Court Clerk's Office of Davidson County, Tennessee. The property was further conveyed to Floyd Franklin Huffman, Jr. and wife, Sarah B. Huffman by Quitclaim Deed from Floyd Franklin Huffman, Jr., for the express purpose of creating a tenancy by the entirety, dated May 19, 2010, of record in Instrument No. 20100525-0040241, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved (____) Unimproved (____) property, known as **6003 Neighborly Avenue, Nashville, TN 37209**

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 **1st** day of **October, 2014.**

Floyd Franklin Huffman, Jr.

Sarah B. Huffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Floyd Franklin Huffman, Jr. and Sarah B. Huffman,** 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 **1st** day of **October, 2014.**

Notary Public

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

My Commission Expires: