WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Hunter II	~~Sumner Bank and Trust~~ Same as New Owner	172-12-D-302.00 CO
(NAME)	(NAME)	
7009 Lenox Village Drive E-26	~~340 West Broadway~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	~~Gallatin, TN 37066~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140078693 DEEDWARR
Recvd: 10/20/14 10:44 2 pgs
Fees:13.00 Taxes:425.28

20141020-0096389

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jamie Lynn Huffman and Kevin M. Huffman, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Hunter, II, unmarried, 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 Unit No. 302 a/k/a Unit E-26, as shown on EXHIBIT B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No.20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village. Of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Jamie Lynn Wilson, unmarried and Kevin M. Huffman, unmarried, by deed of record in Instrument Number20060620-0073300Register's Office for Davidson County, Tennessee. The said Jamie Lynn Wilson has since married Kevin M. Huffman, and is now known as Jamie Lynn Huffman.

Subject to all matters as shown on Plan of Lenox Village of record in Instrument No. 20050119-0006853, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No.20070103-0001283, Instrument No. 20070830-0104305, and Instrument No. 20080326-0030438, Register's Office for Davidson County, Tennessee. Matters shown on plan of record as Instrument No 20050120-0007426 and as Exhibit B-1 & B-2 of Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Master Deed Restrictions of record in Instrument No. 20020315-0032825, in said Register's Office. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in the Register's Office for Davidson County, Tennessee, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050119-0006853, in said Register's Office. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, in said Register's Office. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in said Register's Office. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7009 Lenox Village Drive E-26, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 our hands this 15th day of October, 2014.

Jamie Lynn Huffman

Kevin M. Huffman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Lynn Huffman and Kevin M. Huffman, 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 Franklin, Tennessee this 15th day of October, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017