BILL GARRETT, Davidson County
Trans:T20150033552 DEEDWARR
Recvd: 05/01/15 15:47 3 pgs
Fees:18.00 Taxes:1076.70
20150501-0039682

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $291,000.00. J. David Harris Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: 3/12/16

MEGAN SINGLETON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF HAMILTON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Curtis Nolan Huizenga 3314 A Elkins Avenue Nashville, TN 37209	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215	092-130F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. DAVID HARRIS AND DEL C. HARRIS, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CURTIS NOLAN HUIZENGA**, hereinafter called the

Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 of 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20080414-0037515, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080414-0037515, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to J. David Harris and wife, Del C Harris by deed dated July 28, 2008, from Lisa Friedland and Susan Henderson, both unmarried, of record in Instrument No. 20080801-0079465, Registers Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions for 3314 Elkins Townhomes, a Horizontal Property Regime with Private Elements, including liens for annual assessments, of record in Instrument No. 20080414-0037515, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to the common area.

This is improved property known as: **3314 A Elkins 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 Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of April, 2015.

J. David Harris

Del C. Harris

STATE OF TENNESSEE)
COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. DAVID HARRIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2015

Notary Public

My Commission Expires: 3/12/16

MEGAN SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

STATE OF TENNESSEE)
COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEL C. HARRIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2015.

Notary Public

My Commission Expires: 3/12/16

MEGAN SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON