This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150042162 DEEDWARR
Recvd: 06/01/15 09:23 3 pgs
Fees:18.00 Taxes:109.15
20150601-0050147

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Allen Bucy, II,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Janet Huffman and husband, William R. Huffman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of J.W. Turner's Subdivision of Lot No. 21 Boyd McNairy's Plan as of record in Book 59, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Allen Bucy, II by deed dated August 22, 2007 from Cristi Scott, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee of record as Instrument No. 20070911-0109055, said Register's Office.

Map & Parcel 92-6-553

This property is known as 717 27th Avenue North, Nashville, TN

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 22nd day of May, 2015.

John Allen Bucy, II -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Allen Bucy, II, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 7/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Janet Huffman	New Owner
2500 N Berrys Chapel Rd	SAME
Brentwood TN 37027	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$29,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 22d day of May, 2015.

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Affiant

Notary Public

My commission expires:

12/27/2016