WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048812 DEEDWARR
Recvd: 06/18/15 15:13 2 pgs
Fees:13.00 Taxes:813.63
20150618-0058511

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$219,900.00.**

Affiant

Subscribed and sworn to before me this 16th day of June, 2015

Notary Public

My Commission expires: 11-16-17 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Huffman	New Owner	082-03-0 Parcel 258.00
1104 Stratton Avenue		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Huffman, unmarried and Jimmy Williams, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in Davidson County, Tennessee, being Lot No. 3 on F.E. Mann's Plan of Lots of the Lucy H. Lindsley Tract, as of record in Book 161, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the east side of Meridian Street or Avenue, and runs back between parallel lines 145 1/3 feet to an alley.

Being the same property conveyed to Winward Properties, Inc. a Tennessee Corporation by Warranty Deed dated 5/22/15 from Donna M. Crawford and Rhonda Dixon of record in Instrument Number 20150603-0051865, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **1005 Meridian Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Werever 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 June 16, 2015.

Winward Properties, Inc., a Tennessee corporation

Tim E. King Pres

By Tim E. King

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of June, 2015 before me, appeared Time E. King to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tim E. King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY