G#27313-2 BOX #14

BILL GARRETT, Davidson County
Trans:T20150051890 DEEDWARR
Recvd: 06/29/15 11:47 2 pgs
Fees:13.00 Taxes:1202.50
20150629-0062204

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2015.

Notary Public

My commission expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen M. Huffman	Shelter Lending Services, L.L.C.	**Map/Parcel: 155-07-0-B-027.00CO**
6751 Cold Stream Drive	P. O. Box 19006	
Nashville, TN 37221	Greenville, SC 29602-9006	

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Jason T. Daume and Arianne W. Daume, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen M. Huffman, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 Lot No. 10 on the Plan of Poplar Creek Estates, Phase V, Section B-1 Subdivision (The Highlands of Allens Green), as of record in Plat Book 9700, Page 716, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason T. Daume and wife, Arianne W. Daume, by Warranty Deed, from Wayne R. Lashley and wife, Nicole Lashley, dated August 16, 2007, of record in Instrument No. 20070820-0099604, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 716, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Book 10425, Page 93, Book 11429, Page 763 and Book 11356, Page 662, and Instrument No. 20040524-0060854, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10480, Page 87, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6613, Page 705, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533 and Book 6613, Page 536, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20030513-0064544, Register's Office for DAVIDSON County, Tennessee.
Easement for Public Water Lines of record in Book 4817, Page 784, Register's Office for Davidson County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6751 Cold Stream Drive, Nashville, TN 37221.

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 except as 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 25th day of June, 2015.

Jason T. Daume by: A. Scott Hubbard Attorney in fact
Jason T. Daume
By: A. Scott Hubbard, Attorney-in-Fact

Arianne W. Daume by: A. Scott Hubbard Attorney in fact
Arianne W. Daume
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jason T. Daume for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jason T. Daume and is authorized by Jason T. Daume to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of June, 2015.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Arianne W. Daume for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Arianne W. Daume and is authorized by Arianne W. Daume to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of June, 2015.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **150228SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027