BILL GARRETT, Davidson County
Trans:T20150053537 DEEDWARR
Recvd: 07/02/15 11:50 2 pgs
Fees:13.00 Taxes:645.65
20150702-0064253

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
404 BNA DR, STE. 307
NASHVILLE, TN 37217
15NT00304
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2015

Notary Public

MY COMMISSION EXPIRES: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER
Sean J. Huddleston
Caroline G. Huddleston
3932 Hoggett Ford Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Bank of America
101 South Tryon St
Charlotte NC 28255

MAP-PARCEL NUMBERS
097020A23700 CO

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 ACKNOWLEDGED, WE, **Ryan M Witherington and wife Nicole M Witherington**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean J. Huddleston and wife Caroline G. Huddleston**

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 LOT NO. 237 ON THE PLAN OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, REVISION ONE OF RECORD IN INSTRUMENT NO. 20120502-0037433, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND CERTIFICATE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RYAN M. WITHERINGTON AND WIFE, NICOLE M. WITHERINGTON BY WARRANTY DEED FROM BEAZER HOMES CORPORATION AS RECORDED 1-28-13 AS INSTRUMENT NO. 20130128-0008833.

Subject to all matters shown on plat of record as Instrument No. 20120502-0037433, in the Register's Office for DAVIDSON County, Tennessee.

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/my hand(s) this 30 day of June, 2015.

Ryan M. Witherington

Nicole M. Witherington

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan M Witherington and Nicole M Witherington the bargainors 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 Nashville, Tennessee, this 30 day of June, 2015.

Commission Expires: 03-10-19

Notary Public

PEGGY L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

My Commision Expires
Mar. 10, 2019