This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Noel Hwang
5407 Cane Ridge Rd.
Antioch, Tennessee 37013

SEND TAX BILL TO:

New Owner

MORTGAGEE:
Ameris Bank
1800 Parkway P., Ste 820
Marietta, GA 30067

MAP/Parcel 174-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Larry B. Huddleston and Leo C. Huddleston,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Noel Hwang, unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 5th, formerly the 6th Civil District of said County and State, being part of the old Carper Home Place, as shown on plan of record in Plan Book 2, pages 67 and 82, Chancery Court at Nashville, described according to a survey made by Turner Engineering Co., Inc., July 26, 1966, as follows:

Beginning at a spike in the center of Cane Ridge Road on the northerly line of the J.E. and W.F. Moss property; thence with said line, north 88° 03' west 717.6 feet to an iron pin; thence north 88° 50' west 300.7 feet to a fence post; thence with the northerly line of the Ethel P. Reavis property, north 78° 28' west 64.1 feet to an iron pin; thence north 87° 17' west 90.4 feet to an iron pin; thence north 45° 21' east 1084.5 feet to a spike in the center of Cane Ridge Road; thence with the center of said Road, as follows: South 20° 48' east 127.8 feet to a spike, south 24° 40' east 114.3 feet to a spike, south 29° 45' east 525.4 feet to a spike and south 20° 18' east 138.8 feet to the beginning, containing 11 acres, more or less.

Being the same property conveyed to Buford L. Huddleston and wife, Kathleen Huddleston by Warranty Deed dated August 3, 1966, from Robert A. McDowell and wife, Patricia McDowell, appearing of record in Book 4044, page 328, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, is the following property that has subsequently been conveyed to Larry Buford Huddleston and wife, Bettye Jean Huddleston by Quitclaim Deed from Buford L. Huddleston and wife, Kathleen Huddleston, dated May 20, 1986, of record in Book 6865, page 445, said Register's Office, described as follows, to-wit:

Land in the 6th Civil District of Davidson County, Tennessee, being part of the Old Carper Homeplace, shown on Plan of record in Plan Book 2, pages 67 and 82, Chancery Court at Nashville, being approximately 1 acre carved out of the 11 acre tract conveyed to Buford L. Huddleston and wife, Kathleen Huddleston, in Book 4044, page 328, Register's Office of Davidson County, Tennessee, the 11 acre tract being a triangular shaped parcel lying in the southeast corner of the 137.5 acres W.W. Carper lands. The one acre tract being conveyed is bounded on the North by and including part of the Columbia Gulf National Gas lines, on the East by Cane Ridge Road; South and West by land retained by Buford L. Huddleston etux, and more fully described according to a survey by E. L. Miller, Jr. and Co. dated June 14, 1972, as follows:

Beginning at a point in the westerly margin of Cane Ridge Road, thence with a new line with Buford L. Huddleston, South 45 degrees 08' West 184.0 feet to a point, thence with a

BILL GARRETT, Davidson County
Trans:T20150061061 DEEDWARR
Recvd: 07/27/15 08:12 2 pgs
Fees:13.00 Taxes:1239.50
20150727-0073225

new line with Buford L. Huddleston, North 52 degrees 10' West 201.1 feet crossing the gas lines to a point; thence with in the gas line easement, North 45 degrees 08' East 250 feet to a point in the westerly margin of Cane Ridge Road; thence with the westerly margin of Cane Ridge Road with a curve in a southerly direction having a chord bearing of 11 degrees 38 minutes and a radius of 637.0 feet and a length of 127.44 feet to a point; thence South 29 degrees 51' East 75.56 feet to the point of beginning.

The said Kathleen Hudleston died on October 19, 1997 leaving her husband, Buford L. Huddleston as the surviving tenant by the entirety. The said Buford L. Huddleston, being one and the same person as Buford Lee Huddleston, died testate on April 14, 2006, and by the terms of his Last Will and Testament of record in No. 06-P-744, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, he devised the above property to his two children, Larry B. Huddleston and Leo C. Huddleston, equally.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **5407 Cane Ridge Rd., Antioch, Tennessee 37013.**

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, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 HANDS, this the **20th** day of **July, 2015.**

Larry B. Huddleston

Leo C. Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Larry B. Huddleston and Leo C. Huddleston**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is **$335,000.00.**

AFFIANT

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me on this 20th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 3/24/17