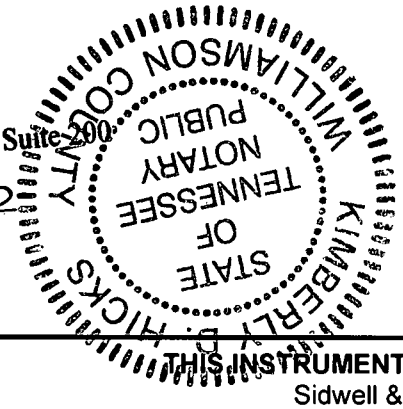
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-28610



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George B. Huddleston, Jr.	NEW OWNER	173090A209.00
(NAME)	(NAME)	
3115 St. John's Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150091861 DEEDWARR
Recvd: 10/28/15 12:57 2 pgs
Fees: 13.00 Taxes: 791.99

20151028-0109717

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kristy Fussell Wakefield FKA Kristy A. Fussell, a married woman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George B. Huddleston, Jr., a married man** , hereinafter called the GRANTEE(S), their heirs and/or 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. 155 on the plan of Phase "B" Lenox Village, as shown on plat of record in Instrument Number 20031024-0157237, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kristy A. Fussell, an unmarried woman by Warranty Deed from NVR, Inc., t/a Ryan Homes, a Virginia Corporation, dated 02/27/2004, in Instrument Number 20040310-0027809, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument Number 20031024-0157237, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions as contained in Master Deed Restrictions of record in Instrument 20020315-0032825, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032826, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements,

option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Storm water Detention Agreement including terms and conditions thereof as recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Association, Inc., as recorded in Instrument 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7815 Heaton Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 26th day of October, 2015.

Kristy Fussell Wakefield
Kristy Fussell Wakefield

State of Tennessee
County of Williamson

Personally appeared before me Kristy Fussell Wakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2015.

Notary Public
My Commission Expires: 11/15/17

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE K. THOMAS SIDWELL

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

*Mr. Wakefield is not joining in the execution of this deed because this is not now nor has been the residence of the parties