BILL GARRETT, Davidson County
Trans:T20150093987 DEEDWARR
Recvd: 11/04/15 10:27 2 pgs
Fees:13.00 Taxes:266.40
20151104-0112345

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 72,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2015

Notary Public

My commission expires: 3-10-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William R. Huffman **Janet Huffman**	**William R. Huffman** **Janet Huffman**	**09206059300**
2500 N. Berrys Chapel Rd.	**2500 N. Berrys Chapel Rd.**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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, WE,

Jennifer Williamson Gibson, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William R. Huffman and wife, Janet Huffman

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. 26 on the Map of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, as of record in Book 421, page 66, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side of 26th Avenue North, and runs back between parallel lines 154 feet, more or less, to an alley.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER WILLIAMSON, AN UNMARRIED PERSON, BY WARRANTY DEED FROM THE RESOURCE GROUP 1, LLC AND S & M, LLC, DATED 09/27/2007 AND RECORDED ON 10/02/2007 IN INSTRUMENT NUMBER 20071002-0117486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, GRANTOR'S SPOUSES, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 730 26TH AVE N, NASHVILLE, TN 37208.

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 in unencumbered, unless

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 in 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 my/our hand(s) this 30th day of October, 2015.

JENNIFER WILLIAMSON GIBSON

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, a Notary Public of said County and State, JENNIFER WILLIAMSON GIBSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

RYAN WILLIAMSON
MY COMMISSION # EE853738
EXPIRES January 14, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public

My Commission Expires:_____