WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amy Wells	SWBC Mortgage Corporation	Parcel ID:
3030 Ned Shelton Road; #207	9311 San Pedro Ave., Ste. 100	135080B02200CO
Nashville, TN 37217	San Antonio, TX 78216	

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

Brian G. Huff and wife, Pamala S. Huff

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amy Wells, a single woman

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 Unit No. 207, (erroneously shown as Unit No. 803-A, Legal lot 207 on prior deed) on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements of record in Instrument Number 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian G. Huff and Pamala S. Huff, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument 20050708-0079146, Register's Office for said County, dated June 29, 2005.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20040210-0016203, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040210-0016203, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3030 Ned Shelton Road; #207, Nashville, TN 37217

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 hands this 16th day of November, 2015.

Brian G. Huff

Pamala S. Huff

BILL GARRETT, Davidson County
Trans:T20150098236 DEEDWARR
Recvd: 11/18/15 15:16 2 pgs
Fees:13.00 Taxes:529.10

20151118-0117184

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 Brian G. Huff and Pamala S. Huff, 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 and official seal at Nashville, Tennessee, this 16th day of November, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.