THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160004782 DEEDWARR
Recvd: 01/19/16 14:24 2 pgs
Fees:13.00 Taxes:473.60
20160119-0005246

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert V. Evers 900 19th Avenue South, Unit 208 Nashville, Tennessee 37212	Same as Owner	092-16-OB-015.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOE C. HUFFMAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT V. EVERS**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 163, 164, 165, 166, 167, 168 and 169 on the Plan of O. B. Hayes Second Plan of Small Lots in Nashville, of record in Plat Book 1, Page 81, Chancery Court, Davidson County, Tennessee, and further known as:

Unit No. 208 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements as shown in the Master Deed and By-Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property most recently conveyed to Joe C. Huffman by Quitclaim Deed from Joe C. Huffman and J. Aaron Brown, as partners, of record on 04/21/1995, at Book 9663, page 281, Davidson County Register of Deeds.

This is improved property known as **900 19th Avenue South, Nashville, Tennessee 37212** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **7th** day of **January, 2016**:

Joe C. Huffman

Joe C. Huffman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOE C. HUFFMAN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of January, 2016:

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $128,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2016:

Notary Public

My Commission Expires: 5/23/18

