WARRANTY DEED



B-BR-15-1624-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Matthew Huff and Kali Huff	F&M Bank	
(NAME)	(NAME)	**083-14-0-183.00**
1624 Fatherland Street	10 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2026	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHANNON W. GILKEY AND MEGHAN C. RIDDLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES MATTHEW HUFF AND KALI HUFF, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 84 on the Plan of Lindsley Subdivision of the Chadwell Tract as of record in Chancery Court Book 2, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon W. Gilkey and Meghan C. Riddle by Warranty deed from Carol A. Hetyey of record in Instrument No. 20120320-0023702 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 20, 2013.

This conveyance is subject to:
- Taxes for the year 2016 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 24, Chancery Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 Fatherland Street , Nashville, Tennessee 37206-2026**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160006788 DEEDWARR
Recvd: 01/26/16 13:11 2 pgs
Fees:13.00 Taxes:1583.60
20160126-0007477

Witness my/our hand(s) this the 22nd DAY OF JANUARY, 2016.

Shannon W. Gilkey

Meghan C. Riddle by Shannon W. Gilkey,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON W. GILKEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2016.

Notary Public
My Commission Expires 08-20-2019
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON W. GILKEY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEGHAN C. RIDDLE, and who acknowledged he/she/they executed the same as the free act and deed of the said MEGHAN C. RIDDLE.

Witness my hand and official seal, this the 22nd of January, 2016.

Notary Public
My Commission Expires: 08-20-2019
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067