BILL GARRETT, Davidson County
Trans:T20160010547 DEEDWARR
Recvd: 02/08/16 12:50 2 pgs
Fees:13.00 Taxes:610.50
20160208-0011930

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0020GFE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Grant Garner 1239 A&B Kirkland Avenue Nashville, TN 37216	Avenue Bank 111 10th Avenue South, Suite 200 Nashville, TN 37203	072-07-0-318.00

WARRANTY DEED

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, I/WE,

The Estate of Juanita Huddleston Roberts

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grant Garner and wife, Lois Garner

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. 3 and Reserved Parcel "A" on the plan of Mora Sharpe's Subdivision, Re-subdivision of Lot Nos. 14, 15, & Pt. of Oxford St., of record in Book 3842, Page 196, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a complete description of metes and bounds.

BEING the same property conveyed to Riley C. Huddleston and wife, Juanita Huddleston, by Installment Deed from H.P. Winn and wife, Mary Pryor Winn and W.B. Winn and wife, Maxine Wilkerson Winn, dated 1/23/78 and recorded 2/9/78 in Book 5251, Page 298, Register's Office for Davidson County, Tennessee. The said Juanita Huddleston having since died, being predeceased by Riley C. Huddleston.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1239 A&B Kirkland Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of January, 2016.

The Estate of Juanita Huddleston Roberts

Collis Wayne Huddleston Executor
By: Collis Wayne Huddleston, Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Collis Wayne Huddleston, Executor
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 Brentwood, Tennessee this 22nd day of January, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/31/17