File No. 155258

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160014262 DEEDWARR
Recvd: 02/22/16 10:10 2 pgs
Fees:13.00 Taxes:562.40
20160222-0016447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-11-18

(AFFIX SEAL)

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Stauffer, et al	CMG Mortgage, Inc	05216005000
(NAME)	(NAME)	
400 School Pass	3160 Crow Canyon Rd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CHARLES R. HUIZENGA, JR. AND ROSEMARIE A. HUIZENGA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY STAUFFER, AN UNMARRIED WOMAN, AND GREGORY STAUFFER AND VICTORIA STAUFFER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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, in the 11th Civil District and described according to a survey by Campbell Surveying Company, dated July 14, 1984, as follows:

BEGINNING at a point 218.78 feet from a marker on the northeast corner of School Pass and Berwick Trail; thence northeast along the margin of School Pass, 106 feet to a point; thence North 61 deg. 38 min. West, 200 feet to a point; thence South 26 deg. 23 min. West 106 feet to a point; thence South 61 deg. 38 min. East, 200 feet to the point of beginning.

BEING the same property conveyed to Charles R. Huizenga, Jr. and Rosemarie A. Huizenga, husband and wife, by Warranty Deed from Ruthene F. Swain and husband, W. Horace Swain, dated December 20, 2012 and recorded December 27, 2012 in Instrument No. 20121227-0119426, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 400 School Pass, Madison, Tennessee 37115

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.

Witness my/our hand(s) this 21st day of January, 2016.

Charles R. Huizenga, Jr.

Rosemarie A. Huizenga

STATE OF Vermont
COUNTY OF Addison

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named CHARLES R. HUIZENGA, JR. AND ROSEMARIE A. HUIZENGA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of January, 2016.

Commission expires: 2/10/19

Notary Public

TAMARA DURFEE SMITH
Notary Public, State of Vermont
My commission expires on 2/10/19