BILL GARRETT, Davidson County
Trans:T20160016080 DEEDWARR
Recvd: 02/26/16 16:00 2 pgs
Fees:13.00 Taxes:1061.90
20160226-0018622

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dana M. Becker	FARMINGTON MORTGAGE	181 01 0B 052.00
(NAME)	(NAME)	
7283 Sugarloaf Dr.	2002 RICHARD JONES RD #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Seven Thousand And No/100 Dollars ($287,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Luke Jay Huber, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dana M. Becker, a married 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 Lot No. 135, on the Plan of Section Two, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luke Jay Huber, an unmarried man by Warranty Deed from Cosmo Zaharof, an unmarried man dated May 29, 2015 and recorded June 3, 2015 as Instrument No. 201506030051543, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7283 Sugarloaf Dr., Nashville, TN 37211

File Number: NAT-160438SSO

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, has 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 22nd day of February, 2016.

Luke Jay Huber, by his Attorney-in-Fact

Luke Jay Huber
by J. Wayne Thomas, attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Luke Jay Huber, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Luke Jay Huber, for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-160438SSO