Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026324 DEEDWARR
Recvd: 04/01/16 09:22 2 pgs
Fees: 13.00 Taxes: 814.00
20160401-0030842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nancy Elkins		173 09 0A 675.00
(NAME)	(NAME)	
2714 Dracut Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Erik T. Huffman, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nancy Elkins, an unmarried woman**, hereinafter called the Grantee, her 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. 720, Resubdivsion of Lots 715 through 720, Phase Eight, Lenox Village, as shown on plat of record as Instrument No. 200805080047736 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Erik T. Huffman, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated January 20, 2009 and recorded January 21, 2009 as Instrument No. 200901210005211, in said Register's Office for Davidson County, Tennessee.

Jaime Huffman, wife of Erik T. Huffman, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

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.

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unimproved ☐
This is improved ☒ property, known as 2714 Dracut Lane, Nashville, TN 37211

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 29th day of March, 2016.

Erik T. Huffman by Diane Crawford, Attorney In Fact

Jaime Huffman by Diane Crawford, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, 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 Erik T. Huffman, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20160401-0030840, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Erik T. Huffman, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of March, 2015.

Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, 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 Jaime Huffman, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20160401-0030841, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Jaime Huffman, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 29th day of March, 2015.

Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
3/6/18

File Number: FRN-161161SSO