PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160026676 DEEDWARR
Recvd: 04/01/16 15:20 2 pgs
Fees: 13.00 Taxes: 795.50
20160401-0031304

W & I Ref: (DM) Title No.: 58156
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Blake Lehmer 14322 Old Hickory Blvd. Antioch, TN 37013	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 17300017000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randolph Allen Huffman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blake Lehmer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of E.M. Baker Lands, Tract No. One of record in Book 6050, page 353, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to E.M. Baker by Warranty Deed from C.O. Baker and wife, Lucy B. Baker, dated January 7, 1920, recorded on August 2, 1922 of record in Book 596, page 576, Register's Office for Davidson County, Tennessee. The said E.M. Baker has since died. The Last Will and Testament of E.M. Baker of record in Will Book 82, page 9 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Martha T. Baker for life, with remainder to Billy Ray Huffman, Randy Huffman, and Rhonda Huffman. By Quitclaim Deed, dated September 12, 1988, recorded September 13, 1988, of record in Book 7651, page 65, said Register's Office. Martha T. Baker, William Raymond Huffman and wife, Janet Huffman, Kirk Lehmer and wife, Rhonda Huffman Lehmer conveyed subject property to Randolph Alan Huffman and wife, Patricia Jordan Huffman. The said Patricia Jordan Huffman has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6050, page 353, said Register's Office, which Plan shows a minimum building setback line and easement for public utility purposes along the front line of said lot. And areas labeled No. 1 and 2 for sewage soil absorption systems.

This is improved property, known as 14322 Old Hickory Boulevard, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2016.

Randolph Allen Huffman

State of Tennessee

County of Davidson

On this 31st day of March, 2016, before me the undersigned authority, personally appeared Randolph Allen Huffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 31st day of March, 2016.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary