Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0084

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 1, 2016.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160064128 DEEDWARR
Recvd: 07/26/16 11:10 4 pgs
Fees: 23.00 Taxes: 925.00
20160726-0076772

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Hunter and Diana L. Hunter	**The Farmers Bank**	**15-101**
(NAME) **2767 Union Hill Road**	(NAME) **120 Village Drive**	
(ADDRESS) **Joelton,TN 37080**	(ADDRESS) **Portland, TN 37148**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Estate of Mohdeen Harris Huffman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Hunter and his wife, Diana L. Hunter,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Legal Descriptions

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2767 Union Hill Road, Joelton, TN 37080**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **July, 2016**.

Estate of Mohdeen Harris Huffman

Loretta Chapman Executor
By: Loretta Chapman, Executrix

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Loretta Chapman, Executrix of Estate of Mohdeen Harris Huffman**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **July, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Legal Description
For
The Mildred Huffman Estate
Tract 1

Property located on the South side of Union Hill Road in Joelton, in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 101.00 on Davidson County Property Map 15, and being more particularly described according to a survey by William E. Crenshaw TN. R.L.S. #2395 (d.b.a. Crenshaw Land Surveying, P.L.L.C.) dated April 6, 2016, and known as Job No. 16038, as follows:
BEGINNING at an existing iron pin in the southerly right-of-way of Union Hill Road. Said pin being the Northeast corner of the herein-described tract and the Northwest corner of the David E. Nichols property of record in Instrument No. 20140715-0062375, R.O.D.C., TN. (Map 15 Parcel 306.00) Thence, from said POINT OF BEGINNING, leaving the southerly right-of-way of Union Hill Road, along the westerly line of Nichols, S 02°15'14" W – 2174.58' to an angle iron in a 14" Hickory Tree at the Southeast corner of the herein-described tract. Said point also being a corner to the Iris Laverne Foster property of record in Deed Book 8676, Page 837, R.O.D.C., TN. (Map 15 Parcel 218.00) Said point also being in the northerly line of Tract 2 of same survey (Map 15 Parcel 109.00); Thence, leaving Foster's line, along the northerly line of said Tract 2, N 86°24'49" W – 218.53' to an existing iron pin at the Northeast corner of the James C. Midgett, Jr. et ux property of record in Instrument No. 20010807-0084883, R.O.D.C., TN. (Map 15 Parcel 110.00) Thence leaving Tract 2, along the northerly line of Midgett, N 86°27'41" W – 488.42' to an existing iron pin at the Northwest corner of Midgett and in the easterly line of the another parcel owned by James C. Midgett, Jr. et ux of record in Deed Book 11704, Page 195, R.O.D.C., TN. (Map 15 Parcel 100.00) Thence, along the easterly line of Midgett, N 03°00'00" E – 1649.67' to an existing iron pin at the Northeast corner of Midgett and at the Southernmost corner of the Mildred D. Burnett et al property of record in Instrument No. 20151104-0112479, R.O.D.C., TN. (Map 15 Parcel 102.00) Thence, leaving the line of Midgett, along the easterly line of Burnett, N 03°00'00" E – 183.14' to an existing iron pin at the Southwest corner of the Dorris Williams et ux property of record in Deed Book 2249, Page 205, R.O.D.C., TN. (Map 15 Parcel 103.00) Thence along the southerly line of Dorris Williams et ux , S 87°43'46" E – passing a corner to the Kenneth Dale Williams property of record in Deed Book 7325, Page 723, R.O.D.C., TN. (Map 15 Parcel 104.00) at approximately 208', in all a total of 417.66' to an existing iron pin in concrete at the Southeast corner of the Kenneth Dale Williams property. Thence, along the easterly line of the Kenneth Dale Williams property, N 03°05'08" E – 358.15' to an iron pin in concrete in the southerly right-of-way of Union Hill Road. Said pin being the Northeast corner of the Kenneth Dale Williams property and the Northwest corner of the herein-described tract. Thence, leaving the line of the Kenneth Dale Williams property, along the southerly right-of-way of Union Hill Road, 25 feet from the centerline, S 79°15'43" E – 140.41' to a point; Thence S 87°38'41" E – 121.78' to the POINT OF BEGINNING, containing 31.26 acres, more or less.

Being a portion of the same property conveyed to George L. Huffman et ux by deed of record in Deed Book 4493, Page 62, R.O.D.C., TN.

Legal Description
For
The Mildred Huffman Estate
Tract 2

Property located on the South side of Union Hill Road and North of Interstate 24 in Joelton, in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as parcel 109.00 on Davidson County Property Map 15, and being more particularly described according to a survey by William E. Crenshaw TN. R.L.S. #2395 (d.b.a. Crenshaw Land Surveying, P.L.L.C.) dated April 6, 2016, and known as Job No. 16038, as follows:

BEGINNING at an existing iron pin at the Northwest corner of the herein-described tract and in the southerly line of Tract 1 of same survey. Said pin being located N 86°24'49" W – 218.23' from an angle iron in a 14" Hickory Tree at the Southeast corner of Tract 1 and a corner to the Iris Laverne Foster property of record in Deed Book 8676, Page 837, R.O.D.C., TN. (Map 15 Parcel 218.00). Said beginning pin also being the Northeast corner of the James C. Midgett, Jr. et ux property of record in Instrument No. 20010807-0084883, R.O.D.C., TN. (Map 15 Parcel 110.00) Thence, from said POINT OF BEGINNING, leaving the line of Midgett, along the southerly line of Tract 1, and then with the southerly line of Foster, S 86°24'49" E – 819.85' to an iron pin set at the Northeast corner of the herein-described tract. Said pin also being a corner to Foster; Thence continuing with the line of Foster, S 01°56'32" W – 2509.38' to an existing fence corner post at the Southeast corner of the herein-described tract. Said post also being the Southwest corner of Foster and in the Northerly right-of-way of Interstate 24. Thence, with said right-of-way and R.O.W. fence for the next 5 calls : S 62°14'50" W – 229.72' to a concrete highway monument; Thence S 61°54'28" W – 174.33' to a concrete highway monument; Thence N 74°32'34" W – 484.64' to a fence corner post; Thence N 55°07'40" W – 603.05' to a fence corner post; Thence N 76°56'21" W – 23.49' to an existing iron pin at the Southwest corner of the herein-described tract and the Southeast corner of the James C. Midgett, Jr. et ux property of record in Deed Book 11704, Page 195, R.O.D.C., TN. (Map 15 Parcel 100.00) Thence leaving the northerly right-of-way of Interstate 24, along the easterly line of Midgett, N 02°55'30" E – 961.87' to an existing iron pin at the Southwest corner of Midgett (Parcel 110) Thence along the southerly line of Midgett, N 85°45'01" E – 487.91' to an existing iron pin at Midgett's Southeast corner; Thence with Midgett's easterly line, N 03°17'00" E – 1274.35' to the POINT OF BEGINNING, containing 64.09 acres, more or less.

Being a portion of the same property conveyed to Mildred M. Huffman deed of record in Deed Book 6363, Page 256, R.O.D.C., TN.