File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160086327 DEEDWARR
Recvd: 09/30/16 15:06 2 pgs
Fees:13.00 Taxes:869.50
20160930-0103523

W & I Ref: (RF) Title No.: 58559
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathon M. Nipper Jessica Feffer 412 Catspaw Place Antioch, TN 37013	Bank of America, N.A. 8800 Baymeadows Way West Jacksonville, FL 32256

TAX MAP PARCEL NUMBERS: 183050A17000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stuart A. Huffman and Krista D. Huffman, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathon M. Nipper and Jessica Feffer, as joint tenants with right of survivorship,** 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. 117 on the Plan of October Woods, Phase Three, Section Six of record in Book 9700, page 915, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stuart A. Huffman by Warranty Deed from Lifestyle Homes, a TN General Partnership dated August 30, 1999 and recorded on September 1, 1999 of record in Book 11643, page 495, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 26, 2000 recorded September 25, 2000 of record in Instrument No. 20000925-0094949. Subject property was conveyed to Stuart A. Huffman and wife, Krista D. Huffman.

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 9700, page 915, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9840, page 267, Book 9840, page 276, Book 11477, page 748, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 412 Catspaw Place, 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 30th day of September, 2016.

Stuart A. Huffman

Krista D. Huffman

State of Tennessee

County of Davidson

On this 30th day of September, 2016, before me the undersigned authority, personally appeared Stuart A. Huffman and Krista D. 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.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $235,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018