Davidson County DEEDWARR
Recvd: 10/31/16 13:58 3 pgs
Fees:18.00 Taxes:1139.60
20161031-0114909

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1292

#33307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Walker Rambeaux and Sherrie V. Krenn, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Richard D.** Huckabay, **Jr., a married man,** 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 Unit No. 3 on the Plan of West Park Place of record in Plat Book 6900, page 202, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of West Park Place, a horizontal property regime established by Master Deed of record in Book 7120, page 792, as amended in Book 7276, page 824, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Walker Rambeaux by deed from Allen R. Cunningham, unmarried, dated January 24, 1995, Register's Office for Davidson County, Tennessee. William Walker Rambeaux is now married to Sherrie V. Krenn. Sherrie V. Krenn joins in this conveyance to convey any and all marital interest in the property. *of record in Book 9579, Page 344

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 126 Acklen Park Drive, Nashville, TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of October, 2016.

William Walker Rambeaux

Sherrie V. Krenn

State of Tennessee)
County of Davidson)

On this 27th day of October, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Walker Rambeaux and Sherrie V. Krenn, the bargainor(s), 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 Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 308,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of October, 2016.

Notary Public

My Commission Expires: _____

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

NEW OWNER:
Richard D. Huckaby, Jr.
126 Acklen Park Drive
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
104-2-0H-003.00

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

