BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County.
Trans:T20160108364 DEEDWARR
Recvd: 12/09/16 09:57 2 pgs
Fees:13.00 Taxes:1110.00
20161209-0129351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Kathleen D Bear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Wooten Holmes	New Owner	
(NAME)	(NAME)	118-13-34
1004 Grandview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONNA JO HUFFMAN MASIH, MARRIED AND PAUL ROBERT HUFFMAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN WOOTEN HOLMES, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THEIR INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND BEING A 2/3 UNDIVIDED INTEREST IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Oriental Golf Club Subdivision, Section I, of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph R. Huffman, Jr. and wife, Peggy Morgan Huffman by deed from William Everette Hunt and wife, Betty Owens Hunt, dated February 7, 1964, of record in Book 3678, Page 175, Register's Office for Davidson County, Tennessee. Joseph R. Huffman died on January 14, 1992, leaving Peggy Morgan Huffman as sole surviving Tenant by the Entirety. Peggy Morgan Huffman has since married and is nka Peggy Dean Morgan Huffman Daugherty. Peggy Dean Morgan Huffman Daugherty died on August 21, 2016. Donna Jo Huffman Masih, Susan Elizabeth Huffman Wooten Holmes and Paul Robert Huffman are the devisees under the Will of Peggy Dean Morgan Huffman Daugherty probated under Docket No. 16P1565, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. This was never the principal place of residence for the Grantors named herein.

This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Book 1424, Page 10, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is unimproved / x improved property, known as 1004 Grandview Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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, 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 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 my hand this 8th day of December, 2016

Donna Jo Huffman Masih

DONNA JO HUFFMAN MASIH

Paul Robert Huffman

PAUL ROBERT HUFFMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Jo Huffman Masih and Paul Robert Huffman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of December, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public