THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16119987** BILL GARRETT, Davidson County Trans:T20170009922 DEEDWARR Recvd: 02/02/17 10:36 2 pgs Fees:13.00 Taxes:3255.08 20170202-0011257	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $879,750.00 Affiant Subscribed and sworn to before me, this 30th day of January, 2017. Notary Public My Commission Expires: 01/17/21 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: James Huffines and Laura Merritt 2306 9th Avenue South Nashville TN 37204-2424	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-13-0-439.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric S. Blattner and wife, Amy L. Blattner,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Huffines and Laura Merritt, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Waverly Valux Subdivision of record in Plat at Instrument No. 20070918-0111451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric S. Blattner and wife, Amy L. Blattner by Warranty deed from Jeffrey Miller Correctly know as Jeffrey Miller of record in Instrument No. 20101109-0089764 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 09, 2010.

The execution of this instrument is effected by the signature of Eric S. Blattner as Attorney-in-fact for Amy L. Blatter which Power of Attorney is recorded in Instrument No. 20170202-0011256, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 48, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20070918-0111451, Register's Office of Davidson County, Tennessee.

Easement for Sewer and/or Storm Drainage of record in Book 11701, Page 822, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20100730-0059988 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2306 9th Avenue South Nashville TN 37204-2424

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2017.

E. S. Blattner
Eric S. Blattner

Amy L. Blattner by Eric S. Blattner as Attorney-in-fact
Amy L. Blattner by Eric S. Blattner as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric S. Blattner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric S. Blattner, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Amy L. Blattner of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of January, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY