BILL GARRETT, Davidson County
Trans:T20170011508 DEEDWARR
Recvd: 02/08/17 09:25 2 pgs
Fees:13.00 Taxes:647.50
20170208-0013097

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of February, 2017.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

13-1701-132747

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jordan Huston	[illegible]	161-11-0-A-079.00-CO
421 Huntington Ridge Rd.	New Owner	
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Mayberry, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jordan Renee Huston, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of Revision One Huntington Ridge Townhouse Condominiums, of record in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carly Thomas by deed from Janis Ann Goodwin, dated September 25, 2007, recorded September 28, 2007, of record in Instrument No. 20070928-0115967, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peggy Mayberry, unmarried by deed from Carly Thomas, unmarried, dated February 2, 2015, recorded February 4, 2015, of record in Instrument No. 20150204-0010519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 421 Huntington Ridge Rd., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of February, 2017.

Peggy Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Mayberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 6th day of February, 2017.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020