WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170025488 DEEDWARR
Recvd: 03/27/17 10:27 2 pgs
Fees: 13.00 Taxes: 1067.45

20170327-0029458

O-VRES-17-1007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Sargent, Jr. and Christine Sargent	new owner	
(NAME)	(NAME)	
1007 11th Avenue North	2512 Ramshorn Dr	**81-16-565.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Manasquan, NJ 08736	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM HUFFMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS SARGENT, JR. AND CHRISTINE SARGENT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in the 19th Council District of Nashville, Davidson County, Tennessee, said land being the southerly one-half of Lot 5 in the Narcissa Smith Subdivision, not of record, of Lot 176, McNairy Lots of record in Book 9, Page 1, Register's Office, Davidson County, Tennessee, described according to a boundary survey dated 3-4-11 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN R.L.S. J1838) as follows:

Beginning at a survey nail (new) on the westerly margin of 11th Avenue North at the northeast corner of Lot 4 in the Narcissa Smith Subdivision, not of record, of Lot 176, McNairy Lots (Book 9, Page 1, R.O.D.C., TN), owned by Jesue Fleming (Instrument No. 20070813-0096691, R.O.D.C., TN) said nail being located N 28 degrees 59 minutes 09 seconds W 120.0 feet from the northwest right of way intersection of said 11th Avenue North and Jackson Street; thence leaving said 11th Avenue North with said Fleming S 62 degrees 09 minutes 53 seconds W 140.0 feet to an iron rod (new) in the easterly margin of an alley at said Fleming's northwest corner; thence with the easterly margin of said alley N 28 degrees 59 minutes 09 seconds W 30.00 feet to an iron rod (new) at the southwest corner of the William H. Buford Land (Tract II in Book 6378, Page 69, R.O.D.C.,TN) which is the north 30 feet of Lot 5 of said Narcissa Smith Subdivision; thence leaving the easterly margin of said alley with said Buford N 62 degrees 09 minutes 53 seconds E 140.00 feet to a survey nail (new) in the westerly margin of said 11th Avenue North; thence with said westerly margin S 28 degrees 59 minutes 09 seconds E 30.00 feet to the point of beginning, the described land containing 4199.15 square feet or 0.10 acres, more or less.

Being the same property conveyed to William Huffman by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded June 1, 2011 in Instrument No. 20110601-0041700, Register's Office for Davidson County, Tennessee.

NOTE: JANET B. HUFFMAN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 9, Page 1, Register's Office for Davidson County, Tennessee;
• Restrictions for Phillips-Jackson Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee;
• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County;
• Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
• Taxes for the 2017 and thereafter, not yet due and payable;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1007 11th Avenue North, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21ST DAY OF MARCH, 2017.

William Huffman

Janet B. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HUFFMAN AND JANET B. HUFFMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212