Davidson County DEEDWARR
Recvd: 04/26/17 16:19 3 pgs
Fees:18.00 Taxes:703.00
20170426-0041210

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $190,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 25th day of April, 2017.**

**Notary Public**
**My commission expires:** 11-5-19

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

**02-1703-50166**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Katherine P. Huff<br>5345 Hunters Ridge<br>Nashville TN 37211 | New Owner | 161-10-0-A-118.00-CO |

## 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, **Maurice Miller and wife, Audrey E. Miller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Katherine P. Huff and Charles B. Huff, wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 136, on the Plan of Phase Two, Villages of Brentwood, of record in Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maurice Miller and wife, Audrey E. Miller by deed from Elizabeth Eve English and wife, Ben English, dated October 21, 2010, recorded October 29, 2010, of record in Instrument No. 20101029-0086753, 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 5345 Hunters Ridge, Nashville, TN 37211.

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 25th day of April, 2017.

Maurice Miller, by Audrey E. Miller
his Attorney-in-Fact

Maurice Miller, by Audrey E. Miller
his Attorney-in-Fact

Audrey E. Miller

Audrey E. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Audrey E. Miller**,* 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.

* both individually and as attorney-in-fact for Maurice Miller. JD

Witness my hand in Brentwood, TN, this 25th day of April, 2017.

Julie Dyess
State of Tennessee Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

# True Copy Certification

I, Joe White, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins, a notary public for this county and state, Joe White 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: 11-5-2019

{Notary' Seal}

