This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-104-17-1411

BILL GARRETT, Davidson County
Trans:T20170066347 DEEDWARR
Recvd: 08/02/17 10:58 2 pgs
Fees:13.00 Taxes:3663.00
20170802-0078557

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $990,000.00.

Stephanie Dome
Affiant

Subscribed and sworn before me this the 28th day of July, 2017.

Melissa Jansen
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Claudia Huskey 1411 Ordway Nashville, TN 37206	new owner	083-09-0 289.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIANNA MORANT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM HUSKEY AND CLAUDIA HUSKEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Block "A" on the Plan of Subdivision of the Hollins Home Place of record in Plat Book 547, Page 115, 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 Brianna Morant by deed from M Properties, LLC of record in Instrument No. 20160422-0039149, dated 04/05/2016, Register's Office for said County;

Also being all of the same property conveyed to M Properties, LLC, by deed from Jason A. Morant and Brianna Morant, husband and wife, of record in Instrument No. 20160106-0001213, dated 01/05/2016, Register's Office for said County;

Also being all of the same property conveyed to Jason A. Morant and Brianna Morant, husband and wife, by deed from Brianna Elaine Morant, Trustee, or her successors in interest, of the Morant Living Trust Dated December 11, 2014, of record in Instrument No. 20150820-0084005, dated 08/14/2015, Register's Office for said County;

Also being all of the same property conveyed to Brianna Elaine Morant, Trustee, or her successors in interest, of the Morant Living Trust Dated December 11, 2014, by deed from Brianna Morant and Jason Morant, wife and husband, of record in Instrument No. 20141231-0119139, dated 12/30/2014, Register's Office for said County;

Also being all of the same property conveyed to Brianna Morant and Jason Morant, wife and husband, by deed from Brianna Morant, married, of record in Instrument No. 20140826-0077879, dated 08/25/2014, Register's Office for said County;

Also being the same property conveyed to Brianna Morant, married, by deed from Brownwyn Eileen Roberts Picolo, unmarried, of record in Instrument No. 20140617-0052766, dated 06/12/2014, Register's Office for said County;

Also being all of the same property conveyed to Brianna Morant, married, and Brownwyn Eileen Roberts Picolo, unmarried, as tenants in common with the right of survivorship, by deed from Joyce Thomas, Administratrix of The Estate of Annie Ruth Farrington and Joyce Farrington Thomas of record in Instrument No. 20120201-0009060, dated 01/27/2012, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1411 Ordway, Nashville, TN 37206.

BM by JW A:F

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of July, 2017.

Brianna Morant by Jenny West Attorney In Fact
Brianna Morant
By: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brianna Morant by Specific POWER OF ATTORNEY dated July 18, 2017 and who acknowledged that he executed the same as the free act and deed of Brianna Morant.

Witness my hand and official seal this 28th day of July, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY