THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Nedra Huggins-Williams et al
209 Watauga Place
Brentwood, TN 37027

Send Tax Bills To
Same

Map-Parcel
160 16 0B 126.00

Bill Garrett Davidson County
Batch# 42746 **DEEDWARR**
12/29/2017 12:46:38 PM 2 pgs
Fees: $13.00 Taxes: $467.70
20171229-0132393

Warranty Deed

Grantor: Nedra Huggins-Williams (unmarried)
Grantee: Wilma L. Huggins (unmarried)

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING all of Lot No. 66 Revision One, Section Two, Brentwood Chase, according to survey and plat of same appearing of record in Plat Book 9700, pages 945-948, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Nedra Huggins-Williams by deed from Norrita Frizzell Kowalski, of record in Book 3619, Page 221, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 11388, Page 52 and Book 11388, page 89; to the easements of record in Book 11115, page 286, Book 11115, page 281, Book 8371, page 320, Book 7902, page 389; to the restrictions of record in Instrument No. 20010614002687, Instrument No. 200106148062686, Instrument No. 2001106140862685, Instrument No. 200005310053797, Instrument No. 2000005310033798, Instrument No. 200008310086366, Instrument No. 2003102030173827, and, to any and all other matters as shown on plat of record in Plat Book 9700, pages 945948, of the Register's Office of Davidson County, Tennessee.

This is improved property, known as: 209 Watauga Place, Brentwood, TN 37027.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $126,403.15 in the Grantee, who holds this partial interest as a joint tenant with right of survivorship with Nedra Huggins-Williams.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Dr. Nedra Huggins-Williams

Nedra Huggins-Williams, Grantor

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On 12/14, 2017, personally appeared before me Nedra Huggins-Williams, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Pati K. Bedwell

Notary Public

My commission expires: 7/24/19

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $126,403.15.

Ms. Wilma L. Huggins by Nedra Huggins-Williams

Wilma L. Huggins by Nedra Huggins-Williams as Attorney in Fact
Grantee's Agent

Sworn to and subscribed before me on 12/14, 2017.

Pati K. Bedwell

Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER