Bill Garrett Davidson County
Batch# 70923 DEEDWARR
03/19/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180319-0025894

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of March, 2018.

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3.10.19

06-1802-76860

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David Sullivan 2805 Surrey Rd Nashville TN 37214	Gardner Financial Services, LTD dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	096-09-0-117.00

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, **Elizabeth Ann Huffman, Rachel Ann Stephens, and Amanda Lee Jones**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Sullivan, an unmarried man**, 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. 31, on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence H. Huffman and wife, Bessie M. Huffman by Warranty Deed from Sam F. Coleman and wife, Darthea T. Coleman, dated February 15, 1950, recorded February 18, 1950, of record in Book 1807, Page 213, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George L. Huffman by Quitclaim Deed from Clarence H. Huffman, Jr., dated September 16, 1976, recorded September 20, 1976, of record in Book 5069, Page 653, Register's Office for Davidson County, Tennessee, which deed declared Bessie M. Huffman died intestate.

Further being the same property conveyed to Robert L. Taylor, Trustee by Quitclaim Deed from George L. Huffman and wife, Mohdeen H. Huffman (for the purpose of making a re-conveyance to create a tenancy by the entireties) and further conveyed to George L. Huffman and wife, Mohdeen H. Huffman by Quitclaim Deed from Robert L. Taylor, Trustee, dated December 12, 1985, recorded December 13, 1985, of record in Book 6734, Page 599, Register's Office for Davidson County, Tennessee, which deed declared this being the same property inherited by Clarence H. Huffman, Jr. and George L. Huffman from Bessie M. Huffman, who died intestate, her husband Clarence H. Huffman, Sr. having predeceased her, and Clarence H. Huffman Jr. having conveyed his interest to George L. Huffman by quitclaim deed of record in Book 5069, Page 653 (erroneously referenced in deed as Page 655), said Register's Office. The said Mohdeen H. Huffman having since died on October 1, 2014. The Last Will and Testament of of Mohdeen Harris Huffman devises the subject property to Elizabeth Ann Huffman and Sharon Stephens Huffman. Sharon Stephens Huffman died in 2012. Rachel Ann Stephens and Amanda Lee Jones are the sole issue of Sharon Stephens Huffman, deceased.

Further being the same property conveyed to Elizabeth Ann Huffman, Rachel Ann Stephens, and Amanda Lee Jones by Quitclaim Deed from Loretta Chapman, Executrix for the Estate of Mohdeen H. Huffman, dated November 3, 2016, recorded November 4, 2016, of record in Instrument No. 20161104-0117058, 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 2805 Surrey Rd, Nashville, TN 37214.

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 15th day of March, 2018.

Elizabeth Ann Huffman

Elizabeth Ann Huffman

Amanda Lee Jones

Amanda Lee Jones

Rachel Ann Stephens

Rachel Ann Stephens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth Ann Huffman, Rachel Ann Stephens, and Amanda Lee Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15th day of March, 2018.

Gail Hudson

Notary Public

My Commission expires:

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER