Bill Garrett Davidson County
Batch# 76267 DEEDWARR
04/04/2018 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $305.25
20180404-0031648

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $82,500.00.

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2018.

Notary Public
My commission expires: 04/06/2020

01-1802-25177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Matthew B. Huddleston 8662 Poplar Creek Road Nashville TN 37221	NEW OWNER	140-00-0-067.00

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, **Sara Leslie Camacho f/k/a Sara Leslie Kaufman, married, and Stephen M. Kaufman, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew B. Huddleston and Allison A. Huddleston, married**, 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:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE KEVING & VENUS STALNAKER PROPERTY AS OF RECORD IN INSTRUMENT NO.200005010043152-R.O.D.C., TN. BOUNDED ON THE EAST BY THE WINSTON L. HUFF, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200004260041176-R.O.D.C, TN. BOUNDED ON THE SOUTH BY THE VAUGHN H. WOODS, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 201106300050086R.O.D.C.,TN. AND THE PAATRICIA G. WALKER PROPERTY AS OF RECORD IN DEED BOOK7048, PAGE 171-R.O.D.C., TN. BOUNDED ON THE WEST BYTHE DWIGHT DARNELL COLE, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200405070052275-R.O.D.C.,TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE MIDDLE OF AN EXISTING 50' INGRESS/EGRESS AND UTILITY EASEMENT. SAID POINT BEING THE NORTHEAST CORNER OF THE DWIGHT DARNELL COLE, ET UX PROPERTY AS OFRECORD IN INSTRUMENT NO. 200405070052275-R.O.D.C, TN AND BEING THE NORTHWEST CORNER OF THE TRACT HERIN DESCRIBED;

THENCE, WITH THE CENTER OF SAID EASEMENT, SOUTH 38 DEGREES 44 MINUTES 24 SECONDS EAST 90.19 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, SOUTH 60 DEGREES 42 MINUTES 26 SECONDS EAST 94.13 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, NORTH 87 DEGREES 38 MINUTES 18 SECONDS EAST 140.29 FEET TO AN EXISTING IRON PIN FOUND;

THEN, CONTINUING WITH SAID EASEMENT, NORTH 75 DEGREES 23 MINUTES 10 SECONDS EAST 299.47 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, NORTH 55 DEGREES 02 MINUTES 42 SECONDS EAST 98.84 FEET TO AN EXISTING IRON PIN FOUND;

THENCE LEAVING SAID EASEMENT AND ON A COMMON LINE WITH THE WINSTON L. HUFF, ET UX PROPERTY AS OF RECORD IN ISNTRUMENT NO. 200004260041176-R.O.D.C., TN SOUTH 08 DEGREES 05 MINUTES 14 SECONDS WEST 483.15 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE VAUGHN H. WOODS, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 201106300050086-R.O.D.C, TN AND THE PATRICIA G. WALKER PROPERTY AS OF RECORD IN DEED BOOK 7048, PAGE 171-R.O.D.C., TN NORTH 81 DEGREES 54 MINUTES 46 SECONDS WEST 640.00 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DWIGHT DARNELL COLE, ET UXPROPERTY AS OF RECORD IN INSTRUMENT NO. 200405070052275-R.O.D.C,TN NORTH 08 DEGREES 05 MINUTES 14 SECONDS EAST 370.43 FEET TO THE POINT OF BEGINNING.

SURVEY STATES FOR INFORMATION PURPOSES ONLY: CONTAINING 218,925 SQUARE FEET, 5.026 ACRES, MORE OR LESS.

Being part of the same property conveyed to Stephen M. Kaufman and wife, Sara Leslie Kaufman, by Warranty Deed from Mohammad B. Salehzodeh, married, dated October 1, 1999, recorded October 4, 1999, of record in Book 11687, Page 713, Register's Office for Davidson County, Tennessee.

Grantor, Sara Leslie Camacho, warrants that the subject property is not her primary residence nor the primary residence of her spouse.

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 unimproved property known as 8012 Poplar Creek Road, Nashville, TN 37221.

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 3rd day of April, 2018.

Sara Leslie Camacho

Sara Leslie Camacho

Stephen M. Kaufman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sara Leslie Camacho and Stephen M. Kaufman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of April, 2018.

Hillary Pate

Notary Public

My Commission expires: 04/06/2020

HILLARY A. PATE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Amy Tidwell, 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, Joseph White, a notary public for this county and state, Amy Tidwell, 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: 5-15-2021

{Notary Seal}

