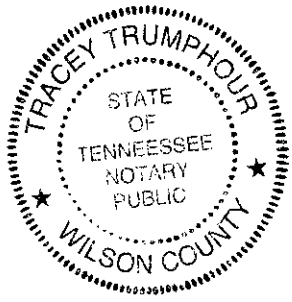
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toni McCants	Primary Residential Mortgage, Inc	086-08-0-112.00
(NAME)	(NAME)	Bill Garrett Davidson County
3013 Boxbury Lane	1480 North 2200 W	Batch# 82173 DEEDWARR 04/18/2018 10:46:12 AM 2 pgs Fees: $13.00 Taxes: $858.40
(ADDRESS)	(ADDRESS)	20180418-0036488
Old Hickory, TN 37138	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David M. Huggins, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Toni McCants, unmarried woman**, hereinafter called the GRANTEE(S), 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. 344, on the Final P.U.D. Plan, Phase I, Camden Woods (erroneously shown as Phase II), of record in Plat Book 6900, Pages 697-698, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to David M. Huggins and wife, Martha B. Huggins by Warranty Deed dated 11/29/1991 from Phillips Builders, Inc. of record in Book 8500, Page 296, Register's Office for Davidson County, Tennessee. Martha B. Huggins died on January 8, 2012 leaving David M. Huggins as the surviving tenant by the entirety.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7620, Page 561, as amended of record in Book 7657, Page 580, Book 7675, Page 926, Instrument 20080924-0096976, Instrument 20120904-0079787, Instrument 20120904-0079788 and Instrument 20140707-0059383, By-Laws of record in Book 7620, Page 583; said By-Laws were amended of record in Instrument 20140707-0059384; Charter of the Homeowners Association of record in Book 7661, Page 32; and, Quitclaim Deed to the Homeowner's Association of record in Book 7783, Page 585, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1949 Welsenboro Circle, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 13th day of April, 2018.

David M. Huggins

State of Tennessee
County of Wilson

Personally appeared before me David M. Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of April, 2018.

Notary Public _____
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122