Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 117706 DEEDWARR
07/18/2018 09:15:26 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20180718-0069829

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES:
File No. G18-2354

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Raleigh Huffstetler and Jameson Terry (NAME)	NEW OWNER (NAME)	62-2-B-91CO
4461 Frost Street (STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Georgey A. Georgey and Mary Georgey, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raleigh Huffstetler and Jameson Terry, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 20 on the Plan of First Amendment to Abbington Park, Phase One-Section Three of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Georgey A. Georgey, and wife Mary Georgey

Being the same property conveyed to Georgey A. Georgey, and Mary Georgey by Deed dated January 25, 2009 from Christopher P. Royea and wife, Jennifer J. Royea, recorded February 3, 2009, in Instrument No. 20090204-0009698, corrected in Instrument No. 20090320-0025034, Register of Deeds for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Restrictions as recorded in Instrument No. 20030213-0020075; 20040518-0058461; 20161027-0113738; and 20170124-0007830, Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20040407-0039568; 20040415-0042646; 20050201-0011847; 20050201-0011848; 20060202-0012845 and 20081023-0106257, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as recorded in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers as recorded in Book 8377, page 820, Register's Office for Davidson County, Tennessee.

8. Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

9. Warranty Deed of Flowage Easement to USA as recorded in Book 2242, page 513, Register's Office for Davidson County, Tennessee.

10. Restrictions for Green Space as recorded in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee.

11. Access to sewer lines as recorded in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee.

12. Bylaws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4461 Frost Street, 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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 13th day of July, 2018.

Georgey A. Georgey

Mary Georgey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2018, before me personally appeared Georgey A. Georgey and Mary Georgey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 13th day of July, 2018.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066