(1)

File No.

WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December, 2018

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 2/27/2021

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Karen Y Johnson Davidson County
Batch# 173615 **DEEDWARR**
12/13/2018 10:44:09 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20181213-0121330

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
C/O NEI GLOBAL RELOCATION COMPANY	C/O NEI GLOBAL RELOCATION COMPANY	16003001400
(NAME)	(NAME)	
2707 N. 118TH STREET	2707 N. 118TH STREET	
(ADDRESS)	(ADDRESS)	
OMAHA, NE 68164	OMAHA, NE 68164	
(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, (I / We), SAMUEL M. HUFFMAN AND CORRIE C. HUFFMAN, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N.P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.**, hereinafter called the grantee(s), his 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 all of Lot No. 94, on the Plan of Haileywood Estates, Section V, of record in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel M. Huffman and Corrie C. Huffman, husband and wife by Warranty Deed from Howard Russell Smith, a single person, dated 02/28/2014, recorded 03/05/2014 of record in Instrument No. 20140305-0018450, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

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 (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ■ property, known as 623 OAKLEY DRIVE, NASHVILLE, TN 37220
(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), his successors and 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), his successors 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/our hands this 8 day of November, 2018.

SAMUEL M. HUFFMAN

CORRIE C. HUFFMAN

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SAMUEL M. HUFFMAN, HUSBAND OF CORRIE C. HUFFMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of Nov, 2018.

Commission expires: 1 June 2020

Notary Public

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CORRIE C. HUFFMAN, WIFE OF SAMUEL M. HUFFMAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8 day of Nov, 2018.

Commission expires: 1 June 2020

Notary Public

File Number:

RETURN TO:

Schedule "A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2018 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee.

10. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.