Karen Johnson Davidson County
Batch# 210163 DEEDWARR
03/26/2019 10:58:26 AM 2 pgs
Fees: $13.00 Taxes: $1,169.20
20190326-0027216

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Andrea Huddleston, unmarried, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Nicole Lane Plunket, single woman,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 9 and 10 on the Map of Mrs. A.J. McGaughey's Subdivision of Tract No. 2 Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point at the southeast intersection of Log Cabin Road and Medora Street; thence along the margin of Medora Street, southerly 215 feet to a point at the southwest corner of Lot No. 10; thence along the south margin of Lot No. 10, easterly 112 feet to a point, being the southwest corner of the property conveyed to David L. Jones and wife, as by deed of record in Book 1414, Page 287, said Register's Office; thence along the west line of said Jones' property, northerly 162 feet more or less to the south margin of Log Cabin Road; thence with the margin of the same westerly 82 feet more or less to a turn in said road, and continuing with said road northeasterly 98 feet to the point of beginning.

Being the same property conveyed to Andrea Huddleston by Warranty Deed dated January 11, 2007 of record in Instrument No. 20070112-0005460, Register's Office of Davidson County, Tennessee.

Map & Parcel 61-8-150

Property Address: 4605 Log Cabin Road, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if

any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 25 day of **March, 2019**.

Andrea Huddleston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Andrea Huddleston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of **March, 2019**.

My commission expires:
2-28-22

Notary Public

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. FEBRUARY 28, 2022
MAURY COUNTY

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$316,000.00.**

Affiant

Subscribed and sworn to before me, this 25th day of **March, 2019**.

My commission expires:
~~2-28-22~~ 5-2-22
ac

Notary Public

NEW PROPERTY OWNERS:
Nicole Lane Plunket
4605 Log Cabin Road
Nashville, TN 37216

PERSON(S) RESPONSIBLE FOR TAXES:
Bank of England
P.O. Box 3490
Little Rock, AR 72203-3490

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON