THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26170

Karen Johnson Davidson County
Batch# 252261 DEEDWARR
07/03/2019 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20190703-0065116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Allen and Melissa Harris	Renasant Bank	
8139 Old Charlotte Pike	2001 Park Place N, Ste 150	11300010300
Nashville, TN 37209	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Gwen Huffman, Executrix of the Estate of Larry D. Huffman, and Gwen Huffman, Individually, and Sherilyn Huffman,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Harris and Eric Allen, wife and husband,**

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 the 8th Civil District of Davidson County, Tennessee, on Sullivan Ridge, described as follows:

BEGINNING at a stake in the Arthur L. Williams west line, said stake being South 3 deg. 15' West, 78.5 feet form the northeast corner of a 10.45 acre tract now owned by Donald Choate; thence leaving said line, South 88 deg. East, 142 feet to a point in the center of a road leading to and from Charlotte Pike and other lands of Arthur L. Williams and others generally known as the Williams Road, stake in line on west margin of road; thence with said road as follows: South 36 deg. 30' East, 183.5 feet; thence South 53 deg. East, striking Harmon Shields line at 100 feet, in all 200 feet; thence South 42 deg. East, 135.5 feet to a point in said road and Harmon Shields line; thence leaving Road, South 85 deg. West, 534 feet, more or less to a stake in the Donald Choate east line, sassafras and sourwood pointers; thence with the east line of Donald Choates 10.45 acre tract, North 3 deg. 15' East, 430 feet more or less, to the point of beginning, containing 3.02 acres, more or less.

TOGETHER WITH right of ingress and egress for water rights to the spring located on the property as set forth and conveyed in Book 5062, Page 69, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Larry D. Huffman and wife, Nancy J. Huffman by Warranty deed from Randall L. Williams and wife, Virginia Williams of record in Book 6618, page 192, corrected in Deed Book 6788, Page 611, Register's Office for Davidson County, Tennessee, dated July 17, 1985 and recorded on July 31, 1985. Nancy J. Huffman, also known as Nancy Joan Huffman, died on April 28, 2013, leaving Larry D. Huffman as the surviving tenant by the entirety. Larry D. Huffman, also known as Larry Don Huffman and Larry Huffman, died on December 1, 2018, naming Gwen Renee Huffman and Sherilyn Huffman as his devisees pursuant to his Last Will and Testament entered into The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P-134, and Gwen Huffman, also known as Gwen Renee Huffman was authorized to execute this deed as Executrix of his Estate.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All utility easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8139 Old Charlotte Pike, Nashville, TN 37209.**

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. 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 our hands this the 26 day of June, 2019.

Estate of Larry D. Huffman

BY: Gwen Huffman, Executrix
Gwen Huffman, Executrix

Gwen Huffman
Gwen Huffman

Sherilyn Huffman
Sherilyn Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gwen Huffman, Individually and as Executrix of the Estate of Larry D. Huffman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 28 day of June, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherilyn Huffman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand and official seal this the 28 day of June, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

