Karen Johnson Davidson County
Batch# 280236 DEEDWARR
09/03/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20190903-0088752

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2019.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 6/15/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

JM-CL-19-101

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Charles Sonn and Ashley McIntosh Sonn	**Adam Charles Sonn and Ashley McIntosh Sonn**	
(NAME) **4408 Birdseye Court**	(NAME) **4408 Birdseye Court**	**054-13-0-066.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT B. HUFFINE, BILLY F. HUFFINE, JR., TIMOTHY W. HUFFINE AND STEVEN L. HUFFINE, DEVISEES UNDER THE WILL OF GERRY J. HUFFINE AKA GERALDINE HUFFINE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM CHARLES SONN AND ASHLEY MCINTOSH SONN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 18, on the Plan of Brandywine Farms, Section 1, as shown of record in Book 3600, Page 79-80, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Billy F. Huffine and wife, Gerry J. Huffine by Warranty Deed from J. R. Coursey, Trustee, dated October 12, 1964 and recorded October 12, 1964 in Book 3821, Page 159, Register's Office of Davidson County, Tennessee. Billy F. Huffine died on September 8, 2015 leaving the said Gerry J. Huffine as sole heir by tenants by the entirety. The said Gerry J. Huffine died October 22, 2018 leaving subject property persuit to her Will to Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine and Robert B. Huffine.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 79-80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3816, Page 544, Book 3822, Page 851, Book 6371, Page 372, and Instrument No. 20040805-0094257, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 Rising Sun Ln., Old Hickory, Tennessee 37138.**

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), their heirs 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), 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 my/our hand(s) this the 30 DAY OF AUGUST, 2019.

Robert B. Huffine By Billy F. Huffine Attorney In Fact
Robert B. Huffine by Billy F. Huffine, Attorney-In-Fact

Billy F. Huffine Jr.

Timothy W. Huffine

Steven L. Huffine By Billy F. Huffine Attorney In Fact
Steven L. Huffine by Billy F. Huffine, Attorney-In-Fact

Power of Attorney's filed of record in Instrument No. 201909030088750 and 201909030088751, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY F. HUFFINE , JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY W. HUFFINE , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY F. HUFFINE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT B. HUFFINE AND STEVEN L. HUFFINE , and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT B. HUFFINE AND STEVEN L. HUFFINE .

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.