PREPARED BY (AND RETURN TO):

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Karen Johnson Davidson County
Batch# 342612 DEEDWARR
01/13/2020 02:25:14 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20200113-0004560

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60801
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd Hilliard Linda Hilliard 632 Josef Circle Columbia, TN 38401	NEW OWNER

TAX MAP PARCEL NUMBERS: 14000003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Winston L. Huff and Beverly Huff, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Todd Hilliard and Linda Hilliard, husband and wife,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron in in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Northwesterly corner of the herein described Tract and also being the Northeasterly corner of Tract 20 on the plan of the Heath Property, division not of record, said point also being in the Southeasterly line of Tract 15 of said Division; thence, with the center line of the said 50' joint use ingress, egress and public utility easement, North 50 degrees, 41 minutes, 36 seconds, East and 431.33' to an iron pin, in the line of Tract 16; thence, with the line of Tract 16, South 82 degrees, 08 minutes, 12 seconds, East 32.02' to an iron pin in the line of Thomas H. Peebles Property; thence, with Peebles line, the following calls: South 04 degrees, 24 minutes, 36 seconds, West 190.75' to an iron pin; thence, South 08 degrees, 43 minutes, 48 seconds, East 163.82' to an iron pin; thence, South 02 degrees, 17 minutes, 25 seconds, West 424.68' to an iron pin; thence, leaving Peebles with the line of the Julie S. Blackwell Property of record in Book 8411, Page 464, R.O.D.C., TN; North 86 degrees, 15 minutes, 52 seconds, West 391.00' to an iron pin; thence, Blackwell's line and with the line of Tract 20, of the Heath Property Division, North 03 degrees, 44 minutes, 06 seconds, East 483.15' to the point of beginning, containing 5.56 acres, more or less. Together with and subject to a Joint Easement Agreement of record in Book 10476, page 36, rerecorded in Book 10525, page 217, said Register's Office.

Being the same property conveyed to Winston L. Huff and wife, Beverly Huff by Warranty Deed from Don A. Whitfield, a single man, dated April 19, 2000 and recorded on April 26, 2000 of record in Instrument No. 20000426-0041176, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; A 25 foot easement for ingress and egress and installation and maintenance of utilities as shown on an unrecorded plat prepared by J. Bruce Rainey, dated July 25, 1995; An additional 15 foot easement for installation and maintenance of public utilities as shown on an unrecorded plat prepared by J. Bruce Rainey dated July 25, 1995; Easement for guide wires for the installation of electric service, if needed, but which easement shall be located within five feet of the property line; and, Easement for maintenance of utilities, which might be installed, including, but not limited to the trimming of trees. All as set forth in Deed Book 9778, page 401, said Register's Office. Restrictions contained in Instruments of record in Book 9763, page 737 rerecorded in Book 9768, page 264. No insurance is afforded as to he acreage contained herein. Easement for ingress/egress as retained in the deeds of record in Book 5461, page 731 and Book 8347, page 184, said Register's office. Joint Easement Agreement of record in Book 10476, page 36, rerecorded in Book 10525, page 217, said Register's Office.

This is unimproved property, known as 8666 Poplar Creek Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of January, 2020.

Winston L. Huff

Beverly Huff

State of Tennessee

County of Davidson

On this 10th day of January, 2020, before me the undersigned authority, personally appeared Winston L. Huff and Beverly Huff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $90,000.00.

Affiant

Sworn and subscribed before me this 10th day of January, 2020.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022