THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 345396 DEEDWARR
01/21/2020 09:00:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200121-0006785

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
City of Goodlettsville 105 South Main Street Goodlettsville, TN 37072	Same	019-13-0-080.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL W. HUFFINES AND WIFE, REBA H. HUFFINES,** have this day bargained and sold, and do hereby transfer and convey unto the said **CITY OF GOODLETTSVILLE, a Tennessee municipal corporation,** its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 21 and 22, as shown on the map entitled R.A. Cartwright Heirs Land in Goodlettsville, Tennessee, of record in Book 421, pages 144 and 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL W. HUFFINES AND WIFE, REBA H. HUFFINES, by deed from LONNIE O. ISABELL, of record in Book 10706, page 289, dated November 26, 1997, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 4623, page 714, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $225,000.00.
Subscribed and sworn to before me,
this 3rd of January, 2020.
My Commission Expires: 12/23/2020

RUSSELL L. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Notary Public

This is improved property located at 224 Connell Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd day of January, 2020.

MICHAEL W. HUFFINES

REBA H. HUFFINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman a Notary Public in and for said County and State, **MICHAEL W. HUFFINES and REBA H. HUFFINES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of January, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020 RSF

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY