WARRANTY DEED

Karen Johnson Davidson County
Batch# 446436 DEEDWARR
07/29/2020 02:13:29 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20200729-0083602

B-CLR-20-3233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Castleridge Home Builders, LLC	**NEW OWNER**	
(NAME) **1101 Riverside Dr.**	(NAME)	**054-13-0-034.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(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, **STEVEN L. HUFFINE AND ROBERT B. HUFFINE AND BILLY F. HUFFINE, JR. AND TIMOTHY W. HUFFINE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASTLERIDGE HOME BUILDERS, LLC,** 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:

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

Lot 14, Section 1 of Life and Casualty Subdivision, as shown on plat of record in Plat Book 843, Page 56, in the Register's Office, Davidson County, Tennessee, Less and Except that part sold off by Warranty Deed of record in Book 2644, Page 61, in said Register's Office and being more particularly described as follows:

Said part of Lot No. 14 begins at a point in the center line of Pitts Avenue, now Lakeshore Drive, said point being the Northwesterly corner of Lot No. 14 and the Southwesterly corner of Lot No. 13 as shown on said plan; thence South 64 degrees 38 minutes East 200 feet along the common boundary line of Lots 13 and 14 to a stake; thence in a Southwesterly direction 131.2 feet to a stake; thence in a Northwesterly direction 200 feet to an iron spike in the center line of Pitts Avenue, now Lakeshore Drive (said point being 98 feet along the center line of said Avenue, Northwardly from the Southwesterly corner of Lot No. 14 and the Northwesterly corner of Lot No. 15, said plan); thence Northwardly along the center line of Pitts Avenue, now Lakeshore Drive, a distance of 85 feet to the beginning.

Being the same property conveyed to Gerry J. Huffine by Warranty deed from Linda Huffine Russ and Jeanette Huffine Stuard and Johnny Mack Huffine of record in Instrument No. 20180201-0010096 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 01, 2018.

Said Gerry J. Huffine, also known as Geraldine Huffine having since died on October 22, 2018. Probate of record in Docket # 18P2008 in the Circuit Court of Davidson County Tennessee (Probate Division.) Gerry J. Huffine's husband, Billy F. Huffine, having since pre-deceased her on September 8, 2015. Gerry Huffine's heirs as evidenced by her Will are Billy F. Huffine, Jr., Steven L. Huffine, Timothy W. Huffine and Robert B. Huffine.

Said property is not and has never been the primary marital residence for the within named Grantors.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.
• Subject to Easement(s) set out in Deed to the United States of America of record in Book 2149, Page 557, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8860, Page 478, 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: **3233 Lakeshore Drive, 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~~th DAY OF ~~JUNE~~ July, 2020.

Steven L. Huffine

Robert B. Huffine

Billy F. Huffine, Jr. by Timothy W Huffine attorney in fact

Timothy W. Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN L. 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 28th of July 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. 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 24th of June, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
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, 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 28th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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 28th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021