WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

MP-WH-20-730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/2 (AFFIX)

Karen Johnson Davidson County
Batch# 524850 **DEEDWARR**
12/04/2020 03:02:11 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20201204-0141355

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)
Pamela Eaton-Champion	**New Owner**	
(NAME)	(NAME)	**092-06-0-593.00**
1205 Pierce Road		
(ADDRESS)	(ADDRESS)	
Lansing, MI 48910		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM R. HUFFMAN AND WIFE, JANET HUFFMAN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PAMELA EATON-CHAMPION, A SINGLE WOMAN,** hereinafter called the Grantee, her heir heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 50 feet on the Easterly side of 26th Avenue North, and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to William R. Huffman and wife, Janet Huffman by Warranty deed from Jennifer Williamson Gibson, a married woman of record in Instrument No. 20151104-0112345 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 04, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, 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: **730 26th Ave N, Nashville, Tennessee 37208**.

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 our hands this the 1st of December, 2020.

William R. Huffman

Janet Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

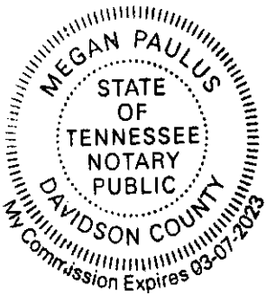
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. HUFFMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for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

Witness my hand and official seal, this the 1st of December, 2020.

Notary Public

My Commission Expires: 3/7/23

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

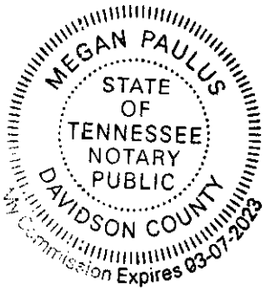
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET HUFFMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the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

Witness my hand and official seal, this the 1st of December, 2020.

Notary Public

My Commission Expires: 3/7/23

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212