WARRANTY DEED

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

J-SB-CL-20-3231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFI

Karen Johnson Davidson County
Batch# 573203 **DEEDWARR**
02/11/2021 11:52:36 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20210211-0019854

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)
Jesus Del Campo Alvarado		
(NAME)	(NAME)	**054 13 0 033.00**
3231 Lakeshore Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, A MARRIED MAN AND BILLY F. HUFFINE, JR., A MARRIED MAN AND ROBERT B. HUFFINE, A SINGLE MAN AND TIMOTHY W. HUFFINE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESUS DEL CAMPO ALVARADO, UNMARRIED,** 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:

Being a part of Lot No. 14, Life & Casualty Insurance Co's Subdivision of Dabbs & Elliot Property Known as Dupontonia recorded in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee, 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 O.L. Huffines, by Installment Deed from Life & Casualty Insurance Company of Tennessee, Incorporated, Organized under the Laws of the State of Tennessee, by Virtue of Resolution Regularly adopted by its Board of Directors, of record in Book 917, Page 387, in the Register's Office of Davidson County, Tennessee, dated April 01, 1933, and recorded on August 11, 1933. The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Life & Casualty Insurance Co's Subdivision of Dabbs & Elliot Property Known as Dupontonia, as recorded in Plat Book 843, Page(s) 56.
- Covenants, Conditions and Restrictions as set forth in Sewerage Restrictions recorded in Book 929, Page 76.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3231 Lakeshore Dr, 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 25 DAY OF FEBRUARY, 2021.

Steven L. Huffine

Billy F. Huffine, Jr. by Adam Jefferson Attorney in Fact

Robert B. Huffine

Timothy W Huffine by Laura Mitchell Attorney in Fact

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 25 of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 BILLY F. HUFFINE, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said BILLY F. HUFFINE, JR..

Witness my hand and official seal, this the 8th of February, 2021.

Notary Public
My Commission Expires: 10/7/2023
(SEAL)

GABRIEL LUTZ 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, 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 25th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 TIMOTHY W. HUFFINE, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY W. HUFFINE.

Witness my hand and official seal, this the 8th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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