**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 211138455**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2021.

Notary Public
My Commission Expires: _____

ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 769434 DEEDWARR
12/07/2021 02:51:32 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20211207-0162282

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Buyer Accepted, LLC<br>1023 Woodvale Drive<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>132-01-0-021.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David K. Huffman and Graeme K. Huffman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Buyer Accepted, LLC**; ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot Nos. 19 and 20 of Block 20 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County, described according to a survey made June 6, 1939, by S.R. Sanford, Jr., Civil Engineer, as follows: Beginning at a point on the southerly side of Woodvale Drive 223 feet 6 inches westerly from 10th Avenue South; running thence westwardly with the southerly side of said Woodvale Drive 110 feet to the northeast corner of Lot No. 18 of said Block 20; thence southwardly with the line between said lots of said Lot No. 19 and 20 and Lot No. 18, 198 feet to the southeast corner of said Lot No. 18; thence eastwardly 215 feet 7-5/8 inches; thence northwardly 167.5 feet to the beginning.

Being the same property conveyed to DAVID K. HUFFMAN, JR. AND WIFE, GRAEME K. HUFFMAN, by deed from JONATHAN A. PARKER AND WIFE, ANDREA BERRY PARKER, of record in Instrument No. 20070830-0104535 , dated August 20, 2007 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 132-01-0-021.00.

Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.

This is improved property located at 1023 Woodvale Drive Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 3rd day of December, 2021.

David K. Huffman

Graeme K. Huffman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David K. Huffman and Graeme K. Huffman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024