



## 3 Bedroom, 2.5 Bath Home with 6 Car Garage on 2.01 ± Acres in Cross Plains, TN

# Table of Contents



Easement - Deed Book 318 Page 373 .....	<b>1</b>
Final Plat - Deed Book 318 Page 377 .....	<b>3</b>
Restrictions - Deed Book 283 Page 944 .....	<b>4</b>
Tax Information .....	<b>7</b>



# Easement - Deed Book 318

## Page 373



**MCLEMORE**  
AUCTION COMPANY

DB 318-373

### EASEMENT

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Robert Huffines and wife, Cathy Huffines, the Grantors herein, do by these presence grant, bargain, sell and convey unto Robert Huffines and wife, Cathy Huffines, their heirs and assigns an easement for the purpose of construction, operating, and maintaining a curtain drain located on Lot #2 as shown on the Final Plot of the Robert Huffines Property, 15th Civil District of Robertson County, Tennessee as surveyed by Willis Land Surveying (Registered Land Surveyor November 1547) dated September 16, 1992. The centerline of said easement is described as follows:

Beginning at a point lying on the common line of Lots #1 and #2 of said property, said point further described as lying South 68 degrees, 03 minues, 24 seconds West a distance of 85 feet from the common rear corners of Lot #1 and #2; thence leaving said point of beginning and running in a Northwesterly direction to the end of said easement centerline lying on the Westerly line of Lot #1, said point further described as lying South 63 degrees, 56 minutes, 09 seconds West a distance of 15 feet from the Northwest corner of Lot #1.

Being a portion of the property conveyed to Grantors by deed or record in Book 283, Page 944, Register's Office for Robertson County, Tennessee.

The above described easement shall run with the land and is conveyed to the Grantees for the purpose of constructing, maintaining and operating a curtain drain and for the purpose of doing any and all matters and things that are legal and lawful and that may be necessary or desirable in connection with construction, maintenance or operation of the curtain drain.

373






**374**

 Witness our hands this 15<sup>th</sup> day of October, 1992.


  
 Robert Huffines


  
 Cathy Huffines

 STATE OF TENNESSEE  
 COUNTY OF DAVIDSON

Personally appeared before me, Cornie J. Cornelius  
 a Notary Public in and for said County and State, the within  
 named Robert Huffines and wife, Cathy Huffines, the 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 purposed therein  
 contained.

Witness my hand and official seal at Springfield,  
 this 15<sup>th</sup> day of October, 1992.

My commission expires Sept. 21, 1994 Notary Public Cornie J. Cornelius

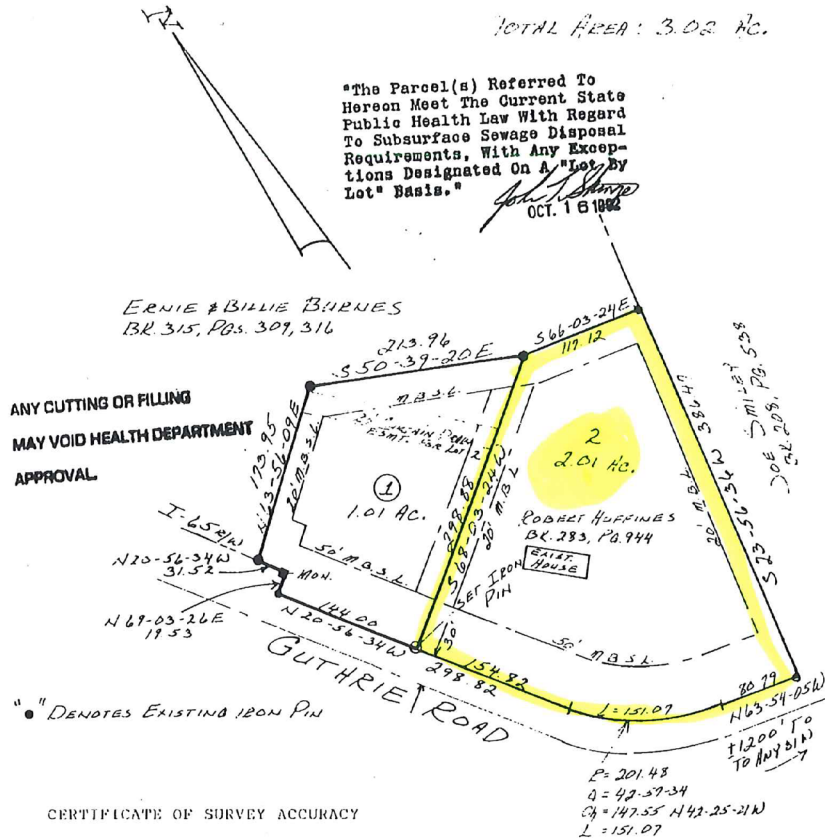
This instrument prepared by:

 INGRAM & LOWE ATTORNEYS  
 405 Two Mile Pike, Suite A  
 Goodlettsville, TN 37072  
 (615) 859-9665

STATE OF TENNESSEE ROBERTSON COUNTY

The foregoing instrument and certificate were noted in rate Book 26 ... 2 ... 8:40 ... A ... 10-16-92  
 and recorded in Deed Book 318 ... 8:17 ... 8:17  
 Witness My Hand 60803 ... Sarahy B. Wood





### CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "A" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 1B, TENNESSEE CODE ANNOTATED, PERFORMED ON THE GROUND USING THE LATEST RECORDED DEEDS AND ACTUAL PHYSICAL EVIDENCE, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:7,500.

1-16-1992  
DATE

1547  
REGISTERED LAND SURVEYOR  
NUMBER

\*NOTE: THIS PLAT IS VOID  
WITHOUT ATTACHED EN-  
VIRONMENTAL NOTES.

### FINAL PLAT

THE ROBERT HUFFINES PROPERTY  
15<sup>th</sup> CIVIL DIST., ROBERTSON CO., TENN.  
DATE: 9-16-92 SCALE: 1"=100'  
RECORD: BR. 283, PG. 944, TAX MAP # 63  
PARCEL 3442 P/P

Prepared By:

WILLIS LAND SURVEYING  
345 NORTH CENTER POINT RD.  
PORTLAND, TN 37148  
615-325-2690

STATE OF TENNESSEE, ROBERTSON COUNTY

The foregoing instrument and certificate were noted in Note Book 26, Page 2, 10-16-1992  
and recorded in Book 318, Page 377, State Tax Paid \$ Fee Recording Fee \$8.00 Total \$8.00  
Witness My hand  
Receipt No. 60807

Dorothy B. O'Neil  
Register

377



# Restrictions - Deed Book

## 283 Page 944



D13 285/944

ADDRESS NEW OWNER(S) AS FOLLOWS ROBERT HUFFINES		SEND TAX BILLS TO: (NO MORTGAGEE) SAME AS NEW OWNER		MAP-PARCEL NUMBERS: Map 063	
(NAME) Box 111 Old Shiloh Rd		(NAME)		Parcel 02100A and	
(STREET ADDRESS OR ROUTE NUMBER) Gadshill, Jr. 31012		(STREET ADDRESS)		Parcel 03402A	
(CITY)	(STATE)	(ZIP CODE)	(CITY)	(STATE)	(ZIP CODE)

**WARRANTY DEED**

For and in consideration of the sum of TEN AND 00/100 \_\_\_\_\_  
 \_\_\_\_\_ ( \$10.00 ) DOLLARS

cash in hand paid by the within named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, HOWARD HAYES AND WIFE, DOROTHY B. HAYES,

have bargained and sold, and by these presents do transfer and convey unto the said \_\_\_\_\_  
 ROBERT HUFFINES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in \_\_\_\_\_ ROBERTSON  
 County, State of Tennessee, described as follows:

Land in the 15th Civil District of Robertson County, Tennessee, and MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

The following restrictive covenants shall be binding upon the said Grantees, their heirs and assigns:

1. No mobile homes or modular homes shall be permitted.
2. Single-family dwellings only shall be constructed on subject property.

The Grantors herein hereby agree to pay the 1987 property taxes in full when due.

unimproved (XX)  
 This is improved ( ) property, known as 18 acres, Young Road  
 \_\_\_\_\_ (House Number) \_\_\_\_\_ (Street)  
 \_\_\_\_\_ Cross Plains, Tennessee \_\_\_\_\_  
 \_\_\_\_\_ (P. O. Address) \_\_\_\_\_ (City or Town) \_\_\_\_\_ (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 27th day of August, 19 87.

Howard Hayes Dorothy B. Hayes  
Howard Hayes Dorothy B. Hayes





STATE OF TENNESSEE  
 COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in  
 and for said County and State Howard Hayes and wife, Dorothy B. Hayes

the within named bargainor s, 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 Madison Tennessee,  
 this 27th day of August, 19 87

Priscilla M. Cathey Notary Public  
 Commission expires 1-19-88

STATE OF TENNESSEE  
 COUNTY OF DAVIDSON

Before me, \_\_\_\_\_, a Notary Public of the State and  
 County aforesaid, personally appeared \_\_\_\_\_  
 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged  
 self to be \_\_\_\_\_ of the \_\_\_\_\_  
 the within named bargainor, a corporation, and that \_\_\_\_\_ he as such  
 being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation  
 by \_\_\_\_\_ self as \_\_\_\_\_

Witness my hand and seal, at office in \_\_\_\_\_  
 this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

\_\_\_\_\_, Notary Public  
 Commission expires \_\_\_\_\_

STATE OF TENNESSEE  
 COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is \$40,000.00  
 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me  
 this 27th day of August, 19 87

My commission expires 1-19-88 Notary Public Priscilla M. Cathey

RETURN TO: \_\_\_\_\_ This instrument was prepared by:  
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115  
 Name Address

WARRANTY DEED	FROM	TO	LAW OFFICES WILLIAM D. CASTLEMAN 101 CUMBERLAND AVENUE SUITE 100 MADISON, TENNESSEE 37115	AREA CODE 615 TELEPHONE 863-4720
	HOWARD HAYES ET UX	ROBERT HUFFINES		

945



946

EXHIBIT "A"Parcel No. 1

Land in the 15th Civil District of Robertson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Young Road, a corner to Harrison; thence with the margin of said Road for the next twelve calls as follows: N. 64 deg. 54 min. W. 79.33 feet, N. 57 deg. 30 min. W. 80.97 feet; N. 42 deg. 30 min. W. 23.77 feet; N. 22 deg. 04 min. W. 341.12 feet; N. 34 deg. 55 min. E. 26.86 feet, N. 20 deg. 21 min. W. 82.51 feet, N. 15 deg. 32 min. W. 79.37 feet, N. 5 deg. 33 min. W. 118.20 feet, N. 1 deg. 04 min. W. 91.92 feet, N. 16 deg. 43 min. W. 122.68 feet, N. 31 deg. 04 min. W. 66.74 feet, N. 49 deg. 56 min. W. 100.64 feet to a concrete monument in the easterly right-of-way line of I-65 Highway; thence with said right-of-way line of I-65 Highway, N. 26 deg. 04 min. E. 450.34 feet to a concrete monument, a corner to Oates; thence with the line of said Oates, S. 86 deg. 16 min. E. 408.87 feet to a post, a corner to Hayes in the line of said Oates; thence with the line of said Hayes, S. 7 deg. 54 min. W. 705.91 feet to a post; thence continuing with the line of said Hayes, S. 80 deg. 18 min. E. 248.08 feet to a stake; thence with Wildmone and said Harrison, S. 22 deg. 12 min. W. 722.30 feet to the beginning, containing 13.65 acres, more or less.

Being the same property conveyed to Howard Hayes and wife, Dorothy B. Hayes by deed from Robert C. Wildmone and wife, Della Wildmone, of record in Deed Book 183, page 40, Register's Office for Robertson County, Tennessee.

Parcel No. 2

Land in the 15th Civil District of Robertson County, Tennessee, described as follows:

Beginning at an iron pin set by a corner fence post, the most southeast corner of this tract, a corner to James W. Miles, and a corner to Howard Hayes property of record in Deed Book 183, page 40, Register's Office, Robertson County, Tennessee; thence, with said Hayes property, N. 79 deg. 14 min. 44 sec. W. 247.39 feet to a corner fence post, corner to said Hayes; thence, continuing with the line of said Hayes, N. 9 deg. 13 min. 53 sec. E. 704.49 feet to a corner fence post, corner to said Hayes and in the line of Joseph M. Oates; thence, with the line of said Oates, S. 76 deg. 15 min. 11 sec. E. 320.33 feet to an iron pin set in the line of said Oates; thence, with a new dividing line, S. 15 deg. 13 min. 36 sec. W. 689.61 feet to the beginning, containing 4.535 acres more or less.

Being a portion of the same property conveyed to Howard Hayes and wife, Dorothy B. Hayes, by deed from Stanton Gibbs and wife, Eva J. Gibbs, of record in Deed Book 138, page 342, Register's Office for Robertson County, Tennessee.

STATE OF TENNESSEE, ROBERTSON COUNTY

The foregoing instrument and certificate were noted in Note Book 23 Page 136 At 10:50 o'clock A.M. Aug. 29, 1927

and recorded in Deed Book 283 Page 944 State Tax Paid \$12.45 Recording Fee \$2.00 Total \$14.45

Witness My Hand  
Recept No. 10402

Register Dorothy B. Neal





# Tax Information



## LOCATION

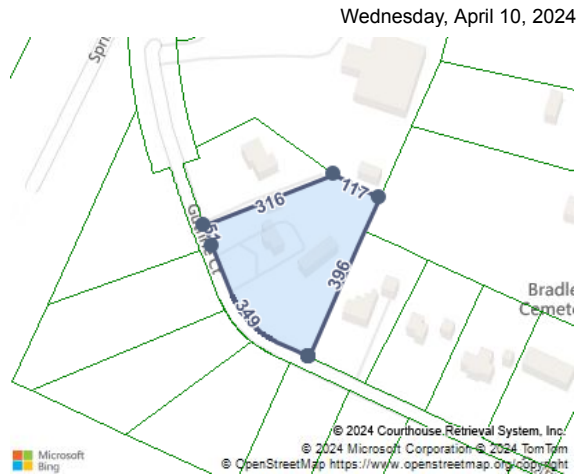
<b>Property Address</b>	8624 Guthrie Rd Cross Plains, TN 37049
<b>Subdivision</b>	The Robert Huffines Prop
<b>County</b>	Robertson County, TN

## PROPERTY SUMMARY

<b>Property Type</b>	Residential
<b>Land Use</b>	Agriculture And Related Activities
<b>Improvement Type</b>	Single Family
<b>Square Feet</b>	2466

## GENERAL PARCEL INFORMATION

<b>Parcel ID/Tax ID</b>	062 237.00
<b>Special Int</b>	000
<b>Alternate Parcel ID</b>	
<b>Land Map</b>	062
<b>District/Ward</b>	15
<b>2020 Census Trct/Blk</b>	801.01/2
<b>Assessor Roll Year</b>	2023



## CURRENT OWNER

<b>Name</b>	Milne Andrew Etal Chippeaux Stefan S
<b>Mailing Address</b>	8624 Guthrie Rd Cross Plains, TN 37049

## SCHOOL ZONE INFORMATION

<b>East Robertson Elementary School</b>	4.2 mi
Elementary: Pre K to 5	Distance
<b>East Robertson High School</b>	4.0 mi
Middle-High: 6 to 12	Distance

## SALES HISTORY THROUGH 03/19/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/27/2021	\$365,000	Milne Andrew & Chippeaux Stefan S	Tate James J Sr	Warranty Deed		2075/93 382996
5/27/2021		Milne Andrew Etal Chippeaux Stefan S	Milne Andrew Etal Chippeaux Affidavit Of Heirship Stefan S			2075/87
5/26/2021		Milne Andrew Etal Chippeaux Stefan S	Milne Andrew Etal Chippeaux Affidavit Of Heirship Stefan S			2075/90
7/30/2004		Tate James J Sr				965/95
1/7/1998	\$212,500	Tate James J Sr Etux Tate Glenda Bingham		Warranty Deed		359/635
12/9/1992	\$105,572	Reeves Larry J Etux Reeves Sherry L		Warranty Deed		319/288
8/29/1987		Huffines Robert			2	283/944

## TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
<b>Appraisal Year</b>	2023	<b>Assessment Year</b>	2023	<b>Cross Plains</b>	
<b>Appraised Land</b>	\$89,600	<b>Assessed Land</b>		<b>Robertson</b>	1.8
<b>Appraised Improvements</b>	\$372,800	<b>Assessed Improvements</b>			
<b>Total Tax Appraisal</b>	\$462,400	<b>Total Assessment</b>	\$115,600		

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## Property Report for 8624 GUTHRIE RD. cont.

	<b>Exempt Amount</b>	
	<b>Exempt Reason</b>	

## TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$2,080.80	\$2,080.80
2022		\$2,072.31	\$2,072.31
2021		\$2,072.31	\$2,072.31
2020		\$2,072.31	\$2,072.31
2019		\$2,072.31	\$2,072.31
2018		\$2,072.31	\$2,072.31
2017		\$2,481.88	\$2,481.88
2016		\$1,744.57	\$1,744.57
2015		\$1,744.57	\$1,744.57
2014		\$1,673.88	\$1,673.88
2012		\$1,630.68	\$1,630.68

## MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/27/2021	\$358,388	Milne Andrew Chippeaux Stefan S Etal	Community Mortgage	2075/95 382997
07/09/2010	\$40,000	Tate James J Sr	Ascend Federal Credit Union	1379/68 226538
05/13/2009	\$130,000	Tate James J Sr	Ascend Federal Credit Union	1318/883 210992
07/30/2004	\$150,000	Tate James J Sr	Aedc Federal Credit Union	965/96
06/30/1998	\$85,000	Tate James L Sr & Glenda B	First American	514/337
06/30/1998	\$80,000	Tate James J Sr & Glenda	First American	514/332
01/07/1998	\$212,500	Tate James J & Glenda Bingham	First American	489/338
09/30/1996	\$28,000	Reeves Larry	Nationsbank	451/174
09/21/1995	\$132,000	Reeves Larry J & Sherry L	Collateral Mortgage	420/258

## PROPERTY CHARACTERISTICS: BUILDING

## Building # 1

<b>Type</b>	Single Family	<b>Condition</b>	Average	<b>Units</b>
<b>Year Built</b>	1992	<b>Effective Year</b>	2011	<b>Stories</b> 2
<b>BRs</b>		<b>Baths</b>	F H	<b>Rooms</b>

Total Sq. Ft. 2,466

Building Square Feet (Living Space)

Base 1530

Upper Story Finished 936

Building Square Feet (Other)

Open Porch Finished 70

## - CONSTRUCTION

<b>Quality</b>	Average	<b>Roof Framing</b>	Gable/Hip
<b>Shape</b>	Rectangular Design	<b>Roof Cover Deck</b>	Composition Shingle
<b>Partitions</b>		<b>Cabinet Millwork</b>	Above Average
<b>Common Wall</b>		<b>Floor Finish</b>	Carpet Combination
<b>Foundation</b>	Continuous Footing	<b>Interior Finish</b>	Drywall

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## Property Report for 8624 GUTHRIE RD. cont.

<b>Floor System</b>	Wood W/ Sub Floor	<b>Air Conditioning</b>	Cooling Split
<b>Exterior Wall</b>	Siding Average	<b>Heat Type</b>	Heat Split
<b>Structural Framing</b>		<b>Bathroom Tile</b>	
<b>Fireplace</b>	Y	<b>Plumbing Fixtures</b>	8
<b>- OTHER</b>			
<b>Occupancy</b>	Occupied	<b>Building Data Source</b>	Owner

## PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Wood Deck	10X21	1992	AVERAGE
Patio	9X4	1992	AVERAGE
Detached Garage Finished	24X92	1993	GOOD
Detached Carport Unfinished			SALVAGE

## PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Agriculture And Related Activities	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	/2	<b>Lot Square Feet</b>	87,555
<b>Latitude/Longitude</b>	36.544103°/-86.632507°	<b>Acreage</b>	2.01

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>		<b>Road Type</b>	Paved
<b>Electric Source</b>	Public	<b>Topography</b>	Rolling
<b>Water Source</b>	Public	<b>District Trend</b>	Stable
<b>Sewer Source</b>	Individual	<b>Special School District 1</b>	
<b>Zoning Code</b>		<b>Special School District 2</b>	
<b>Owner Type</b>			

## LEGAL DESCRIPTION

<b>Subdivision</b>	The Robert Huffines Prop	<b>Plat Book/Page</b>	318/377
<b>Block/Lot</b>	/2	<b>District/Ward</b>	15
<b>Description</b>	063 063 034.02 000		

## INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Cumberland Connect	FIBER	Yes	1000 Mbps	1000 Mbps
Xfinity	CABLE	No	1200 Mbps	
Viasat	SATELLITE	No	100 Mbps	
T-Mobile	FIXED WIRELESS	No	25 Mbps	

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47147C0270C	04/16/2008

