Realty 07
48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2005~~. 1/12/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CONNIE MADDEN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Proctor	Fifth Third Mortgage Co.	173-16A-25
(NAME)	(NAME)	
3125 Hidden Creek	336 Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory M. Higgins and wife, Jennifer J. Higgins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Proctor and Najah Reader, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 64 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument Number 20030213-0020016 and corrected in Instrument No. 20030331-0042208, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory M. Higgins and wife, Jennifer J. Higgins, by deed of record in Instrument 20040602-0064719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Gregory M. Higgins and wife, Jennifer J. Higgins by Steve Laviola as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 2005 0420 - 00 43990, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3125 Hidden Creek Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Davidson County DEEDWARR
Recvd: 04/20/05 13:16 2 pg
Fees:13.00 Taxes:578.68

20050420-0043991

Witness our hands this 4th day of April, 2005.

Gregory M. Higgins by Steve Laviola, attorney in fact

Jennifer J. Higgins by Steve Laviola, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of April, 2005, before me personally appeared Steve Laviola, the person who executed the foregoing instrument on behalf of Gregory M. Higgins and Jennifer J. Higgins and who acknowledged that he executed the same as the free act and deed of the said Gregory M. Higgins and Jennifer J. Higgins, through Power of Attorney granted he by the said Gregory M. Higgins and Jennifer J. Higgins.

Witness my hand and official seal at Nashville, Tennessee this 4th day of April, 2005.

Commission expires: May 28, 2005

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006