WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/05 07:34 2 pgs
Fees:13.00 Taxes:1280.20

20050804-0091418

State of Tennessee)
County of ~~Davidson~~ Wilson)

05-07-012-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of July, 2005

Notary Public

My Commission Expires: 4.28.08

NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
CLINT HIGHAM AND HEATHER L. HIGHAM	" NEW OWNER "	158-11-0&158-07-0
(NAME)	(NAME)	34.00,025.00,42.00&43.00
247 Woods Ferry Circle	Same	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHARLOTTE W. GOLDSTON, A MARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CLINT HIGHAM AND WIFE, HEATHER L. HIGHAM**, hereinafter called the Grantee(s), 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. 2, on the Plan of Cambridge Downs Subdivision, of record in Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to CHARLOTTE W. GOLDSTON, by Quitclaim Deed from MICHAEL E. GOLDSTON, dated September 1, 2004 of record in Instrument No. 20010924-0103120, Register's Office for Davidson County, Tennessee. The said conveyance from Clarence Edmonds, Trustee and Barbara Massey Rogers F/K/A Barbara Massey Clark, Trustees under Trust Under Agreement of Jack C. Massey dated October 2, 1972 and Barbara Massey Rogers individually as Sellers of record in Book 8745, Page 744, in Book 8888, Page 39, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Cambridge Downs, of record in Instrument No. 20050727-0087931, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor(s) herein.

SUBJECT to Charter of The Cambridge Downs Homeowners' Association, Inc., of record in Instrument No. 20050714-0081979, said Register's Office.

Subject to "roll back taxes" for the statutory period as stipulated in the provisions of TCA 67-5-1010.

SUBJECT to Ingress & Egress Easement, Overhead Utility Easement, & Water Line Easement, of record in Book 8745, Page 744, Register's Office for Davidson County, Tennessee.

SUBJECT to Sanitary Sewer Easements of record in Book 8339, Page 290, and in Book 9190, Page 244, said Register's Office.

SUBJECT to Encroachment Agreement of record in Instrument No. 20030808-0113196, said Register's Office.

MICHAEL E. GOLDSTON, spouse of the above named **CHARLOTTE W. GOLDSTON,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☒
Improved ☐ property known as: Lot No. 2 Cambridge Downs, Nashville, TN, .

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of July, 2005.

Charlotte W. Goldston
CHARLOTTE W. GOLDSTON

Michael E. Goldston
MICHAEL E. GOLDSTON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLOTTE W. GOLDSTON AND HUSBAND MICHAEL E. GOLDSTON**, the 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 Brentwood, Tennessee, this 29th day of July, 2005.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.