File No. 250701904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILLIPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/17/05 14:11 2 pgs
Fees:13.00 Taxes:499.50
20050817-0097779

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priscilla K. Nash	Countrywide Home Loans	Map 142-07, Group G, Parcel 101.00
(NAME)	(NAME)	
7241 Highway 70 S Condominium # 101	801 Crescent Centre Drive #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, Tennessee 37067	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Patrick Higgs, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Priscilla K. Nash, # HEREINAFTER CALLED THE GRANTEE(S), Her 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 Unit No. 101 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glenn II Condominiums, of record in Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed, as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description as such Unit.

Being the same property conveyed to Patrick Higgs by deed from Joseph T. Webb of record in Instrument No. 200307160099164, Register's Office for said County, recorded on 07/16/03.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7241 Highway 70 S Condominium # 101, Nashville, TN 37221
(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 GRANTEE(S), Her 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), Her 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 15th day of August, 2005.

Patrick Higgs

an unmarried woman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick Higgs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2005.

My Commission Expires:

Notary Public



File Number: [redacted]**1904**

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027