File No. 290900140

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090079733 DEEDWARR
Recvd: 11/24/09 09:09 2 pgs
Fees: 13.00 Taxes: 721.13
20091124-0107862

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 20 09.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New owner	New owner	179090A19800CO
(NAME)	(NAME)	
7837 Heaton Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Nathan W. Higginbotham a/k/a Nathan W. Higgenbotham and Elizabeth W. Higginbotham a/k/a Elizabeth W. Higgenbotham**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **GRSW Stewart Real Estate Trust**, 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 all of Lot No. 144 on the Plan of Phase "B", Lenox Village, of record in Instrument 20031024-0157237, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nathan W. Higgenbotham and wife, Elizabeth W. Higgenbotham, by deed from Frank Leotti and wife, Debra Leotti, of record in Instrument 20061106-0137846, dated October 26, 2006 and filed for record on November 6, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 200310240157237, said Register's Office.

Master Deed of record in Instrument 200203150032825, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200204080042676, said Register's Office.

Sanitary Sewer and/or Storm Drainage/Water Easement of record in Instrument 200309230140666, said Register's Office.

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument 200204120045831, said Register's Office.

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 7837 Heaton Way, Nashville, TN 37211
(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), THEIR 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), 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.

Witness our hands this 29 day of October, 2009.

Nathan W. Higginbotham

Elizabeth W. Higginbotham

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Nathan W. Higginbotham** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of OCTOBER, 2009.

Commission expires: SEPT 23, 2013

JAMES S. LEVINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth W. Higginbotham** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of OCTOBER, 2009.

Commission expires: 9-23-13

JAMES S. LEVINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

File Number: 290900140

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027