WARRANTY DEED

R-VRES-10-0933

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2010

Notary Public

MY COMMISSION EXPIRES: 9-9-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Higgins	Primary Residential Mortgage ISAOA, ATIMA	
933 Kirkwood Avenue (ADDRESS)	(NAME) 4750 West Wiley Post Way, Suite 200 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	118-5-F-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWRENCE CARY AND ALEXANDRA CARY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. HIGGINS , A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 933 ON THE PLAN OF KIRKWOOD COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (P.U.D.) AND FURTHER DESCRIBED AND CREATED AS TO EACH INDIVIDUAL UNIT IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTION FOR KIRKWOOD COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS OF RECORD IN INSTRUMENT NUMBER 20061002-0121427, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE CARY AND WIFE, ALEXANDRA CARY BY WARRANTY DEED FROM BRENT CRAIG AND WIFE, CARMEN CRAIG, RECORDED ON THE 26TH DAY OF MAY, 2009 IN INSTRUMENT NO. 20090526-0048249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BRENT CRAIG AND WIFE CARMEN CRAIG BY DEED FROM RIGID DEVELOPMENT, INC, DATED AUGUST 3, 2007 OF RECORD IN INSTRUMENT NO. 20070816-0098197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INST. NO. 20061002-0121427; INST. NO. 20060929-0121011; BOOK 2140, PAGE 121; AND BOOK 3913, PAGE 233; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 933 Kirkwood Avenue, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20100063365 DEEDWARR
Recvd: 10/06/10 13:16 2 pgs
Fees:13.00 Taxes:1979.50
20101006-0080094

Witness my/our hand(s) this 4th day of October, 2010.

Lawrence Cary

Alexandra Cary

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence Cary and Alexandra Cary, the within named bargainor, 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, this the 4th day of October, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903