Return to: JTC
#22931-8

BOX 14-A

BILL GARRETT, Davidson County
Trans:T20100080215 DEEDWARRSP
Recvd: 12/21/10 12:20 2 pgs
Fees:13.00 Taxes:473.23
20101221-0101403

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Lisa L. Aiken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel O. Higgins	Fifth Third Mortgage Co.	**149100A016.00**
(NAME)	(NAME)	
2832 Rader Ridge Court	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(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, **IB Property Holdings, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel O. Higgins, an unmarried woman,** 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:

Being Lot Number 16 on the Plan of Pebble Trail Villas of record in Plat Book 9700, Page 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to IB Property Holdings, LLC. by deed dated July 29, 2010 from The Callins Law Firm, LLC. Substitute Trustee, of record in Instrument No. 20100804-0061309, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2832 Rader Ridge Court, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, Rachel O. Higgins, an unmarried woman, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by IB Property Holdings, LLC.,. 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 hand this **30th day of November, 2010**.

IB Property Holdings, LLC.

BY: Matthew Coburn
Assistant Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Coburn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Assistant Secretary, of IB Property Holdings, LLC.,, the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at Office this 30th day of November, 2010.

Commission expires:

Notary Public

ROSA BRITO
MY COMMISSION # DD 751963
EXPIRES: February 16, 2012
Bonded Thru Notary Public Underwriters