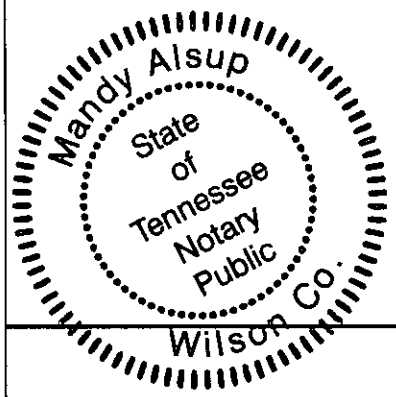
WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Higher Ground Properties, LLC	Higher Ground Properties, LLC	09609004600
(NAME)	(NAME)	
300 Donelson Pike	300 Donelson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120007611 DEEDWARR
Recvd: 02/01/12 09:41 2 pgs
Fees:13.00 Taxes:194.25
20120201-0008955

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, **Irene Roberts, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Higher Ground Properties, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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. 146, on the plan of Woodberry Park, of record in Plat Book 2133, Page 117-119, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Olon Roberts and wife, Irene Roberts by Deed from Clarence E. Elrod and wife, Elaine C. Elrod, dated 01/29/1957 and filed for record on 02/11/1957 in Book 02637, Page 215, Register's Office for Davidson County, Tennessee.

The said Olon Roberts died on November 13, 1996, leaving Irene Roberts the sole surviving tenant by the entirety.

All matters as set forth per Plat Book 2133, Page 117-119, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 416 Lorna Drive, Nashville, TN 37214
(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/or 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/or 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 hand this 27th day of January, 2012.

Irene Roberts

Irene Roberts

State of FL
County of Clay

Personally appeared before me Irene Roberts, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of January, 2012.

Denise M Ball

Notary Public Denise M Ball
My Commission Expires: 7-23-2014

DENISE M. BALL
MY COMMISSION # DD989374
EXPIRES: July 23, 2014
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122