File No. 120269

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Krysta L. Kaczmarzyk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-26-16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120024387 DEEDWARR
Recvd: 04/04/12 09:47 2 pgs
Fees: 13.00 Taxes: 499.50
20120404-0028503

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krysta L. Kaczmarzyk	Avenue Bank	06115007500
(NAME)	(NAME)	
1213 Ardee Avenue	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Kristin Higdon and David Higdon, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Krysta L. Kaczmarzyk and Mark L. Kaczmarzyk, tenants in common with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Resubdivision of Sunnymeade, Block C, of record in Plat Book 974, Pages 56 and 57, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kristin J. Keith, unmarried and David S. Higdon, unmarried by deed from Anna Camille McGill (FKA Anna Camille Rohrer), dated September 28, 2005 and recorded on September 30, 2005 in Instrument No. 20050930-0117570, Register's Office, Davidson County, Tennessee; and further conveyed to Kristin Higdon and David Higdon, wife and husband, by quitclaim deed dated April 23, 2011 and recorded on May 17, 2011 in Instrument No. 20110517-0037584, Register's Office, Davidson County, Tennessee.

Kristin J. Keith and Kristin Higdon being one and the same person.

David S. Higdon and David Higdon being one and the same person.

unimproved ☐

This is improved ☒ property, known as 1213 Ardee Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

File No. 120269
Witness our hands this 30th day of March, 2012.

Kristin Higdon

David Higdon

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin Higdon and David Higdon, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2012.

Commission expires: 1-26-16

Notary Public

