BILL GARRETT, Davidson County
Trans:T20120026726 DEEDWARR
Recvd: 04/12/12 11:49 2 pgs
Fees:13.00 Taxes:728.90
20120412-0031335

WARRANTY DEED

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00
Michelle M. Graves
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of April, **2012**
Kelly Dorsey
Notary Public
MY COMMISSION EXPIRES: 4-21-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth L. Bannister	F + M Bank	14615007500
(NAME) 635 Devon Drive	(NAME) 1639 Medical Center Pkwy.	#101
(ADDRESS) Nashville, TN 37220	(ADDRESS) Murfreesboro TN 37129	
(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, I, **Evelyn O. Higgins, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth L. Bannister, unmarried**, hereinafter called the Grantee, her 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. 97, on the Plan of Haileywood Estates, Section VI of record in Book 2331, page 158, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Said Lot 97 fronts 186.3 feet on the southeasterly margin of Devon Drive and runs back between lines measuring 175.2 feet on the northeasterly line and 283.5 feet on the southwesterly line to a dead line measuring 147.00 feet thereon.

Being the same property conveyed to Tolbert G. Higgins and wife, Evelyn O. Higgins, by Warranty Deed from Downtown Development Realty, LLC, dated December 27, 2000 and filed on December 28, 2000 in Instrument Number 20001228-0126890, Register's Office of Davidson County, Tennessee. The said Tolbert G. Higgins having since died on March 14, 2012 leaving property vested solely in Evelyn O. Higgins. Evelyn O. Higgins being one and the same person as Ruby E. Higgins.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 635 Devon Drive, Nashville, TN 37220

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, has 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.

Witness our hands this **10th** day of **April, 2012**

Evelyn O. Higgins by Andrew G. Higgins her Attorney In Fact

Evelyn O. Higgins by Andrew G. Higgins her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Andrew G. Higgins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Evelyn O. Higgins, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110421-0030865, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Evelyn O. Higgins, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 10th day of April, 2012.

Notary Public

My Commission Expires:
3/18/14

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY