Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1205

BILL GARRETT, Davidson County
Trans:T20120056433 DEEDWARR
Recvd: 08/01/12 08:50 2 pgs
Fees:13.00 Taxes:562.40
20120801-0067712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Douthit, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Higley, and Nicole Zappanti, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Section Two, Beverly Heights of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Douthit by deed from Heatherstone Properties, LLC, dated March 27, 2006, of record as Instrument Number 20060331-0037013, Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Annie T. Douthit joins in this conveyance to convey any and all marital rights she may have to said property.

This is improved property, known as: 4834 Hopedale Drive, Nashville TN, 37213.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of July, 2012.

Andrew Douthit by Jonathan Jost Attorney in fact
Andrew Douthit
By: Jonathan Jost, Attorney-In-Fact

Annie T. Douthit by Jonathan Jost Attorney in fact
Annie T. Douthit
By; Jonathan Jost, Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this the 20th day of July 2012, before me personally appeared **Jonathan Jost,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Andrew Douthit and Annie T. Douthit** acknowledged that such person executed the same as the free act and deed of **Andrew Douthit and Annie T. Douthit**

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 152,000.00.**

Affiant

Sworn and subscribed before me on this the ~~29th~~ 20th @ July day of ~~June~~, 2012.

Notary Public

My Commission Expires: My Commission Expires January 7, 2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Andrew Higley	F&M Mortgage	147-8-48
4834 Hopedale Drive	P O Box 451	
Nashville, TN 37213	Clarksville, TN 37041	