BILL GARRETT, Davidson County
Trans:T20120089168 DEEDWARR
Recvd: 11/21/12 11:17 2 pgs
Fees:13.00 Taxes:1332.00
20121121-0107455

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Hawley Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **James S. Higgins and** **Richard D. Piliponis** **525 4th Avenue South** **Nashville, Tennessee 37210**	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS: **09310035600**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

LARRY G. EAKES, III, DOROTHY GHEE, SHARI WHITESIDE and SALLY WOODS

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto,

JAMES S. HIGGINS and RICHARD D. PILIPONIS

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County** State of Tennessee, described as follows, to-wit:

A certain lot or parcel of land in Davidson County, Tennessee, described according to a survey by T.R. Sanford, Surveyor, dated September 13, 1967, as follows:

Beginning at a railroad spike on the westerly margin of 4th Avenue South at the southeast corner of Tract No. 2 conveyed to K.O. Haury and wife, of record in Book 3430, Page 630, Register's Office for said County; thence with the center of an alley and Haury's southerly line westwardly 169 feet to an iron pin in the easterly margin of an alley; thence with said alley southwardly 177 feet 9 inches to an iron pin; thence easterwardly 166.7 feet to the westerly margin of 4th Avenue South; thence with said Avenue northwardly 177.9 feet to the beginning.

Less and except, however, that property conveyed by Roberta F. Agee to Richard Lee Bogle and Kenneth Durrell Smith of record in Book 9600, Page 879, Register's Office for Davidson County, Tennessee.

Less and except, however, that property conveyed by Roberta F. Agee to Warren F. Loftis and wife, Wilma Sue Loftis of record in Book 11077, Page 100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry G. Eakes, III and Charles W. Whiteside, a one-half undivided tenancy in common ownership in the property by warranty deed and party wall agreement from Beverly Cantrell and Kenneth A. Agree, tenancy in common, of record in Instrument No. 20031120-00169446. Charles W. Whiteside died intestate leaving heirs at law and being Dorothy Ghee, Shari Whiteside and Sally Woods, of record in the Probate Court for Davidson County, Tennessee, Case No.: 09P1528.

Subject, however, to those easements, party walls and agreements, covenants, conditions and restrictions contained int he said deeds of record to Richard Lee Bogle and Kenneth Durrell Smith ("Bogle-Smith"), of record in Book 9600, Page 879 (the "Bogle-Smith Deed"), and to Warren F. Loftis and wife, Wilma Sue Loftis ("Loftis"), of record in Book 11077, Page 100 (the "Loftis Deed"), in the Register's Office for Davidson County, Tennessee.

Subject to the party wall agreement in the deed of record in Instrument No. 20031120-0169446, Register's Office for Davidson County, Tennessee.

This is improved property known as **525 4th Avenue South, Nashville, Tennessee 37210**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 20th day of November, 2012.

Larry G Eakes III
LARRY G. EAKES, III

Dorothy W. Ghee
DOROTHY GHEE

Shari Whiteside Dottie Ghee attorney in fact
SHARI WHITESIDE, by her
Attorney in fact, Dorothy Ghee

Sally L Woods
SALLY WOODS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **LARRY G. EAKES, III, DOROTHY GHEE, SHARI WHITESIDE, by her attorney in fact, Dorothy Ghee, and SALLY WOODS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20th day of November, 2012.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-4-13

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $360,000.00.

AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2012.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.

Tara Carter
NOTARY PUBLIC

My Commission Expires: 11-4-13