BILL GARRETT, Davidson County
Trans:T20120097266 DEEDWARR
Recvd: 12/20/12 08:23 2 pgs
Fees:13.00 Taxes:1850.00
20121220-0117189

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12112515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2012.

Notary Public
My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger N. Higgins and Ann M. Shipp 2000 Blair Boulevard Nashville, TN 37212	New Owner	Tax Parcel ID No. 11710000500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Orpha V. Schrag, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger N. Higgins, unmarried and Ann M. Shipp, unmarried, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 1 of Block 6 on the map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Bear Road at the corner of lots Nos. 1 and 2; thence with said road, Southeastwardly to the Westerly margin of Echo Hill Road and continuing with said Echo Hill Road in a Northerly direction, in all, 660.8 feet to the corner of lots Nos. 1 and 11; thence with the line between said lots Nos. 1 and 11, Westwardly 135 feet to the corner of lots Nos. 1 and 2; thence with the line between said lots Nos. 1 and 2, Southwardly 235 feet to the beginning.

Being the same property conveyed to Oswald O. Schrag and wife, Orpha V. Schrag by Warranty Deed from Mary Louise Malone and Marion Malone Starr, Conservator of the Estate of Marion Newton Malone, recorded on the 14th day of March, 1977 in Deed Book 5123, Page 678, in the Register's Office of Davidson County, Tennessee. The said Oswald O. Schrag having since died on April 15, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1049, Page 28 (expired).

Charter of Woodmont Estates Neighborhood Association recorded in Book 8081, Page 687.

This is improved property located at 3511 Echo Hill Rd Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2012.

Orpha V. Schrag

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Orpha V. Schrag, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014