BILL GARRETT, Davidson County
Trans:T20130021736 DEEDWARR
Recvd: 03/18/13 10:30 2 pgs
Fees:13.00 Taxes:703.00
20130318-0026396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 190,000.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES ROSCOE HIGH **EDITH LYDIA HIGH**	**BANKSOUTH MORTGAGE COMPANY LLC**	146-08-0
4915 TROUSDALE DRIVE	**990 HAMMOND DRIVE, SUITE 210**	110.00
NASHVILLE, TN 37220	**ATLANTA, GA 30328**	

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 ACKNOWLEDGE, WE,

MARK A GARDNER, SINGLE MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES ROSCOE HIGH and EDIE LYDIA HIGH

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. 252 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, Page 59, as corrected in Book 2241, Page 640.

Said Lot No. 252 fronts 95 feet on the West side of Trousdale Drive and runs back between lines 189.3 feet on the North line and 220 feet on the South line to a dead line in the rear on which it measures 100 feet.

BEING THE SAME PROPERTY CONVEYED TO MARK A GARDNER, SINGLE MAN BY WARRANTY DEED FROM STEPHEN L WILLOUGHBY, UNMARRIED DATED 11/16/09 AND RECORDED ON 12/01/09 IN INSTRUMENT NO. 20091201-0109688, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4915 TROUSDALE 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, have a good right to convey it and the same in 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 my/our hand(s) this 5th day of March, 2013.

MARK GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARK GARDNER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2013.

Notary Public

My Commission Expires: