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

CRT File No. 13040044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $62,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2013.

Notary Public
My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans:T20130031368 DEEDWARR
Recvd: 04/17/13 08:35 2 pgs
Fees:13.00 Taxes:229.40
20130417-0038065

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Geoffrey Newhall	New Owner	Tax Parcel ID No.
~~3800 Baxter Ave~~ 3818 Moss Rose Drive		061-15-0 298.00
Nashville TN 37216		

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, **Marcia E. Highers*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geoffrey Newhall, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Now known as Marcia E. Highers Sanderson.

Certain real estate in Davidson County, Tennessee, described as follows:

Being the Southerly part of Lot No. 36 on the map of the Subdivision of the Maplewood Home Tract as of record in Book 421, Page 174, Register's Office for said County.

Said part of Lot No. 36 fronts 75 feet on the Easterly side of Baxter Street and runs back between lines 226 feet, more or less, on the Northerly line and 227.36 feet on the Southerly line, along the Northerly margin of Gillock Street, to the West line of Lot No. 1 on said plan on which it measures 32 feet.

Being the same property conveyed by Quitclaim Deed from Mary Crowder Highers to Marcia E. Highers as recorded on the 18th day of November, 2002 in Instrument No. 20021118-0142636; Quitclaim Deed from Buford Vantrease Highers to Marcia E. Highers as recorded on the 1st day of June, 2001 in Instrument No. 20010601-0057028 and Deed from J.A. Marshall and wife, Maud W. Marshall to Buford Nelson Highers and wife, Mary Crowder Highers as recorded on the 6th day of November, 1937 in Deed Book 1031, Page 552, in the Register's Office of Davidson County, Tennessee.

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 SUBDIVISION OF MAPLEWOOD HOME TRACT, as recorded in Plat Book 421, Page(s) 174.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4319, Page 825.

This is improved property located at 3800 Baxter Ave Nashville, TN 37216.

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 10th day of April, 2013.

Marcia E. Highers Sanderson
Marcia E. Highers
Now known as Marcia E. Highers Sanderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 10th day of April, 2013.

Kate Rosenthal
Notary Public

My Commission Expires: _____

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