BILL GARRETT, Davidson County
Trans:T20130078271 DEEDWARR
Recvd: 09/10/13 10:36 2 pgs
Fees:13.00 Taxes:425.50
20130910-0095414

This instrument prepared by and **Record and Return to:**
**Parthenon Title Agency, LLC**
**85 White Bridge Road Suite 100-B**
**Nashville, TN 37205**
**(615) 829-5190**

File No.: **13-1213**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **9/09/2013**, by and between **Robert T. Highers and Linda Highers, husband and wife**, parties of the first part, and **Prater Construction, LLC, a corporation**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot Number Seventeen (17) in D. T. McGavock Addition to Nashville, as of record in Book 21, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the east side of Fifth Avenue North, and runs back between lines 163-1/2 feet, more or less, to a line.

Being the same property conveyed to R. Michael Highers by Warranty Deed from Robert T. Highers and wife, Linda Highers, dated November 14, 1995 and recorded December 20, 1995, of record in Book 9894, page 836, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from R. Michael Highers to Robert T. Highers and wife, Linda Highers of record in Instrument 20130910-0095413, dated August 9, 2013, Register's Office for said County.
This conveyance is made subject to:

Parcel ID # **081 08 0 097.00**
☐ Improved OR
☒ Unimproved property located at: **1902 5th Ave North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert T Highers
Robert T. Highers

Linda Highers
Linda Highers

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert T. Highers and Linda Highers** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of September, 2013..

Notary Public

My Commission Expires: 7/6/15

KAREN C. ASHLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**********

Owner's Name: **Prater Construction, LLC**

and Address: ~~1902 5th Ave North, Nashville, TN 37208~~
3324 Thoroughbred Dr.
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of September, 2013..

Notary Public

My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.