BILL GARRETT, Davidson County
Trans:T20130099311 DEEDWARR
Recvd: 11/22/13 11:22 2 pgs
Fees:13.00 Taxes:1628.00
20131122-0120461

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH130088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2013.

NOTARY PUBLIC

My commission expires: 1·11·17

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Higdon 200 Burns Ave., #2 Nashville, TN 37203	new owner	104023J01200

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Thousand and 00/100 Dollars ($440,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST PARK VILLAGE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP CONSISTING OF JUSTIN HICKS AND JOHN HOWARD**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICK KELLEY HIGDON**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 12 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument No. 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property as conveyed to West Park Village Partners by Quitclaim Deed from West Park Village Partners, dated 3/8/2013, recorded 3/8/2013, of record in Instrument No. 20130308-0023468, in the Register's Office for Davidson County, Tennessee.

Also acquired by Deeds to West Park Village Partners of record in Instrument Nos.

20130228-0020097, 20130228-0020099, and 20130228-0020101, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 200 Burns Avenue, #2, Nashville, TN 37203.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of November, 2013.

WEST PARK VILLAGE PARTNERS

JUSTIN HICKS, PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of November, 2013, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Partner of West Park Village Partners, a Tennessee General Partnership, and that said instrument was signed on behalf of said West Park Village Partners pursuant to a Resolution authorizing him to sign on behalf of the General Partnership, and said Partner acknowledged said instrument to be the free act of deed of said West Park Village Partners.

WITNESS my hand and seal, this the 15th day of November, 2013.

Notary Public

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON