WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/13 07:48 2 pgs
Fees:13.00 Taxes:351.50
20131202-0122017

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of NOV, 2013

Notary Public

My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Samantha Higinbotham	New Owner	119-14-349
3116 Kinross Avenue		
Nashville, TN 37212	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janice Jean Witmer and Cheryl Elaine Cooper**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samantha Higinbotham**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Airdrie Subdivision "D" as of record in Book 843, Page 76, Register's Office for said County.

Said Lot No. 7 fronts 48.5 feet on the easterly side of Kincross Avenue and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Dorothy Louise Hunt, unmarried from Richard D. Potts and wife, Geraldine Potts by Warranty Deed on July 13, 1988, of record in Book 7600, Page 479, Register's Office for Davidson County, Tennessee. Dorothy Louise Hunt having since died intestate on July 27, 2013 and by the Affidavit of Heirship recorded in Instrument Number 20131025-0111477, Register's Office of Davidson County, Tennessee leaving Janice Jean Witmer and Cheryl Elaine Cooper her heirs at law.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 76, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7600, Page 478 and Book 4192, Page 189, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3116 Kinross Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 25, 2013.

Janice Jean Witmer

Cheryl Elaine Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice Jean Witmer and Cheryl Elaine Cooper** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 25, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY