BILL GARRETT, Davidson County
Trans:T20130101462 DEEDWARR
Recvd: 12/03/13 13:52 2 pgs
Fees:13.00 Taxes:647.13
20131203-0123076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: April 2, 2016

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jesse Cody Higbee, an unmarried man	Magna Bank (NAME)	07310004800
3729 Moss Rose Drive (ADDRESS)	6525 Quail Hollow Road, Ste. 300 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Calvin L. Tate and wife, Connie Tate, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jesse Cody Higbee, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF MOSS ROSE ESTATES, OF RECORD IN BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CALVIN L. TATE AND WIFE, CONNIE TATE BY WARRANTY DEED FROM JAMES WILLIAM BRYANT AND WIFE, DEBRA G. BRYANT, OF RECORD BY INSTRUMENT NO. 20100830-0068370, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3729 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 25th day of November, 2013.

WARRANTY DEED
(Continued)

Calvin L. Tate

Connie Tate

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Calvin L. Tate and wife, Connie Tate, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027