BILL GARRETT, Davidson County
Trans:T20140003323 DEEDWARR
Recvd: 01/15/14 12:58 2 pgs
Fees:13.00 Taxes:360.75
20140115-0004164

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Higher Ground Properties, LLC
300 Donelson Pike
Nashville, TN 37214

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 110
PARCEL 066.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Janie Karyl Autry nka Mears, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Higher Ground Properties, LLC,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being described according to a survey made by John Kohl, Surveyor, dated June 9, 1978, as follows:

Beginning at a point on the easterly margin of Earhart Road, being the southwest corner of the property herein described and the northwest corner of the Sanders' Property; thence running North 4 degrees West 150 feet to a point; thence North 82 degrees 43 minutes East 307.79 feet to a point; thence South 2 degrees 40 minutes East 27.6 feet to a point; thence South 2 degrees 40 minutes East 150.08 feet to a point; being the southeast corner of herein described property and the northeast corner of the Martin property; thence South 87 degrees 52 minutes West 122.41 feet; thence South 86 degrees West 180 feet to the point of beginning.

Being the same property conveyed to Robert Paul Salimbene and wife, Janie Karyl Salimbene, by Warranty Deed from Samuel Jerry Layne and wife, Princess Renee Layne, dated October 23, 1991 and filed of record in Book 8474, Page 18, and re-recorded in Book 8516, Page 127, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Janie Karyl Autry, by Quitclaim Deed from Robert Paul Salimbene, dated January 18, 2012 and filed of record in Instrument No 20140115-0004163 **, Register's Office for Davidson County, Tennessee. The said Janie Karyl Autry has since remarried and is nka Janie Karyl Autry Mears.**

This is not the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Easement of record in Book 3930, Page 389, and amended in Book 4494, Page 895; easements, covenants conditions and all matters and notes as shown on the un recorded survey by John Kohl, Surveyor, dated June 9, 1978, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3615 Earhart Road Mt. Juliet, TN 37122.**

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 our hands this 31st day of December, 2013.

Janie Karyl Autry nka Mears

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janie Karyl Autry nka Mears, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $97,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 2013.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16