BILL GARRETT, Davidson County
Trans:T20140003522 DEEDWARR
Recvd: 01/16/14 09:45 4 pgs
Fees:22.00 Taxes:0.00
20140116-0004381

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner/s:	Send Tax Bills to:	Map-Parcel Numbers
Clinton S. Higham, Trustee 308 White Swan Crossing Brentwood, Tennessee 37027	SAME	158 11 0A 002.00 082 15 0A 076.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Clinton S. Higham, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clinton S. Higham, Trustee of The Clinton S. Higham Living Trust, established by the Revocable Trust Agreement of Clinton S. Higham dated November 8, 2013**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of November, 2013.

Clinton S. Higham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton S. Higham, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2013.

My Commission Expires: 12/06/2016

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
December 6, 2016

EXHIBIT A

Legal Description

308 White Swans Crossing, Brentwood, Tennessee 37027
158 11 0A 002.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 2, on the Plan of Cambridge Downs Subdivision, of record as Instrument No.20050727-0087930, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clint Higham by deed from Heather L. Higham, of record as Instrument No. 20111110-0087981, Register's Office for Davidson County, Tennessee.

Clinton S. Higham and Clint Higham are one and the same person.

This is improved property known as 308 White Swans Crossing, Brentwood, Tennessee 37027.

2115 Yeaman Place #410, Nashville, Tennessee 37206
082 15 0A 076.00

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 410, and Parking Space Numbers 72 and 73, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, and 20110921-0073283, in Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Clinton Steven Higham by deed from VTH 5TH AND MAIN, LLC, of record as Instrument No. 20111130-092896, Register's Office for Davidson County, Tennessee.

Clinton S. Higham and Clinton Steven Higham are one and the same person.

This conveyance is subject to the following:
1) County taxes for the year 2013 and subsequent years
2) Covenants, Conditions, and Restrictions set out in Deed recorded at Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee.
3) Conditions, covenants, reservations, and other provisions contained in or incorporated by reference into the Master Deed establishing 5TH AND MAIN Condominium of record in Instrument No. 20060630-0078751, as amended by instrument(s) of record in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262 and 20110921-0073283, Register's Office for Davidson County, Tennessee.
4) Storm Water Detention Agreement in Instrument No. 20050623-0078082, Register's Office for Davidson County, Tennessee.
5) Restrictive Covenants for East Bank Redevelopment District recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.

This is improved property known as 2115 Yeaman Place #410, Nashville, Tennessee 37206.