BILL GARRETT, Davidson County
Trans:T20140012935 DEEDWARR
Recvd: 02/25/14 09:36 2 pgs
Fees:13.00 Taxes:362.60
20140225-0015925

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 98,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roger B. McGaw **Angela Kaset**	NEW OWNER	**07111024200**
1410 Stainback Avenue	1208 Garland Ave	
Nashville, TN 37207	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Shakika Higgins, married (Formerly Known As Shakika Brown, unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger B. McGaw and Angela Kaset

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 LOT NOS. 169 AND 170 ON THE PLAN OF HIGHLAND LAM) CO'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHAKILA BROWN, UNMARRIED, BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, DATED 08/09/2011 AND RECORDED ON 08/17/2011 IN INSTRUMENT NUMBER 20110817-0063314, SAID REGISTER'S OFFICE FOR SAID COUNTY $89,000.00.

SHAKILA BROWN IS ONE AND THE SAME PERSON AS SHAKIKA BROWN.
SHALIKA BROWN IS ONE AND THE SAME PERSON SHAKIKA BROWN.

SHAKIKA BROWN IS NOW KNOWN AS SHAKIKA HIGGINS, A MARRIED WOMAN.
EDWARD HIGGINS HEREBY SIGNED TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1410 Steinback, Nashville, TN 37207.

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 in 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 14th day of February, 2014.

Shakika Higgins

Shakika Higgins

Edward Higgins

Edward Higgins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shakika Higgins and Edward Higgins, the within named Grantor(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, at office, this 14th day of February, 2014.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY