ADDRESS NEW OWNER:
Stephen Higgins

1304 Mercury Drive
Nashville, TN 37217

SEND TAX BILL TO:
NEW OWNER

MAP & PARCEL NOS.:
12002016300

BILL GARRETT, Davidson County
Trans:T20140014775 DEEDWARR
Recvd: 03/04/14 13:52 2 pgs
Fees:13.00 Taxes:328.75
20140304-0018227

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Geneva Faye Shumate, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Stephen Higgins, a single person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for said County, to which map reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Geneva Faye Shumate, unmarried, from David Wayne Conklin, unmarried, by Warranty Deed recorded on July 16, 2008, affirming consideration of $80,000.00 in Instrument No. 20080716-0072742, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1304 Mercury Drive, Nashville, TN 37217**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 1682, Page 1, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of March, 2014.

Geneva Faye Shumate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Geneva Faye Shumate, unmarried,** with whom I am personally acquainted, or who 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 at office this **3rd** day of **March 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1402-035

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $88,850.00.

X
Affiant

Subscribed and sworn before me this 3rd day of March, 2014.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017