BILL GARRETT, Davidson County
Trans:T20140033002 DEEDWARR
Recvd: 05/13/14 09:48 2 pgs
Fees:13.00 Taxes:367.04

20140513-0040765

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $99,200.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2014.

Notary Public
My commission expires: ~~10/24/17~~ 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

13-1404-132143

Address of New Owner:	Send Tax Bills to:	Tax Information
Shakika Higgins 2950 Baby Ruth Lane, Unit 14 Antioch TN 37013	NEW OWNER	163-11-0-E-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peter H. Garey and Rachel Bar, Trustees of the Garey Bar Family Trust u/a/d June 4, 2011, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shakika Higgins and Edward Higgins, wife and husband, hereinafter called the Grantees, their successors 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 Unit No. 14, on the Plan of Timber Trace Townhomes, of record in Instrument No. 20020514-0059199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter H. Garey and Rachel Bar, Trustees of the Garey Bar Family Trust dated June 4, 2011 by deed from Peter H. Garey and wife, Rachel Bar, dated June 4, 2011, recorded June 23, 2011, of record in Instrument No. 20110623-0048378, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2950 Baby Ruth Lane, Unit 14, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of April, 2014.

Peter H. Garey, Trustee

Rachel Bar, Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter H. Garey, and Rachel Bar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Los Angeles, CA, this 30th day of April, 2014.

MARK BRYAN
Commission # 1941677
Notary Public - California
Los Angeles County
My Comm. Expires Jun 20, 2015

Notary Public

My Commission expires June 29, 2015