BILL GARRETT, Davidson County
Trans:T20140038347 DEEDWARR
Recvd: 06/02/14 13:52 2 pgs
Fees:13.00 Taxes:4440.00
20140602-0047309

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040528**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger N. Higgins and Ann M. Shipp 504 Belle Meade Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 116-14-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth A. Corker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger N. Higgins, as to a undivided 49% interest and Ann M. Shipp, as to an undivided 51%, both unmarried, as joint tenants with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 10 and 11, W.S. BRANSFORD'S SUBDIVISION OF LOTS 35-36-37-42 AND 43 DIVISION A BELLEMEADE, as shown on plat of record in Plat Book 547, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Steve Fridrich, Trustee to Elizabeth A. Corker as recorded on the 3rd day of December, 2012 in Instrument No. 20121203-0110886 and Warranty Deed from David H. Seligman to Steve Fridrich, Trustee as recorded on the 19th day of June, 2008 in Instrument No. 20080619-0063205, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2014 and thereafter, for tax parcel identification number 116-14-100.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.S. BRANSFORD'S SUBDIVISION OF LOTS 35-36-37-42 AND 43 DIVISION A BELLEMEADE, as recorded in Plat Book 547, Page(s) 133.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer Easement, recorded in Book 5787, Page 90.

This is improved property located at 504 Belle Meade Blvd Nashville TN 37205.

The said property was never the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2014.

Elizabeth A. Corker by Julia Spickard attorney in fact
Elizabeth A. Corker by Julia Spickard, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julia Spickard,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Elizabeth A. Corker,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014