THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$123,000.00~~ $115,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2014. Notary Public MY COMMISSION EXPIRES: 5-3-16 (AFFIX SEAL)

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dazarae O. Higgs	Fifth Third Mortgage	MAP
3709 Lipton Place	5001 Kingsley Drive	PARCEL 150-14-0-047.00
Antioch, TN 37013	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Brian R. Bartee and wife, Darla Bartee,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dazarae O. Higgs,** unmarried

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 No. 52 on the Plan of Section 2, Jamestown Estates of record in Plat Book 6900, Page 865, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian R. Bartee, unmarried by deed from Samuel Giddens, unmarried of record in Instrument No. 20010503-0045327 Register's Office for Davidson County, Tennessee, dated April 30, 2001 and recorded on May 03, 2001.

Darla Bartee joins in the execution of this instrument for the purpose of conveying any and all martial rights she may have in the subject property by virtue of her marriage to Brian R. Bartee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

() IMPROVED property known as **3709 Lipton Place, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20140052788 DEEDWARR
Recvd: 07/22/14 10:12 2 pgs
Fees:13.00 Taxes:425.50
20140722-0064933

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 is 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 hand( ) this the 18th day of July, 2014.

Brian R. Bartee

Darla Bartee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian R. Bartee and Darla Bartee,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the .

ROBERT M. LOFTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 5-3-17

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the .

My Commission expires: _____

Notary Public