B04 36

(1)

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,100.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2014. NOTARY PUBLIC My commission expires: 12/21/2014

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Jessica Torrento 2120 Lebanon Pike, Unit 2 Nashville, TN 37210	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 095-05-0-B-002.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand One Hundred and 00/100 Dollars ($132,100.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN W. HIGGINS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA K. TORRENTO, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, as shown on the exhibit to the declaration and covenants, conditions, and restrictions establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument 20010806-0083543 and amended in Instruments 20020709-0082357 and 20031007-0147961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Stephen W. Higgins by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., dated 4/28/2014, recorded 5/5/2014, of record in Instrument No. 20140505-0037980, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2120 Lebanon Pike, Unit 2, Nashville, TN 37210, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20140062083 DEEDWARR
Recvd: 08/21/14 14:34 2 pgs
Fees:13.00 Taxes:488.77
20140821-0076421

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20 day of August, 2014.

STEPHEN W. HIGGINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Stephen W. Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of August, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 12/21/2014