BILL GARRETT, Davidson County
Trans: T20140089609 DEEDWARR
Recvd: 12/01/14 09:39 2 pgs
Fees: 13.00 Taxes: 525.40
20141201-0109692

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145065

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of November, 2014 NOTARY PUBLIC My commission expires: 8/23/2016

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission EXPIRES 08-23-2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin C. Snarr 5600 Royal Court Hermitage, TN 37076	Same address as new owner	087-05-0-A-120.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Two Thousand and 00/100 Dollars ($142,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BETTY D. HIGGENBOTTOM, AN UNMARRIED PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN C. SNARR, A SINGLE MAN**, hereinafter called the Grantee, his 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 Lot Number 148 on the Final Plat of Farmingham Woods, Phase III, as of record in Plat Book 7900, Page 554, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Betty D. Higgenbottom, an unmarried person, by Warranty Deed dated October 15, 2009 and recorded October 23, 2009, of record in Instrument Number 20091023-0098076, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5600 Royal Court, Hermitage, TN 37076, 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.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 7900, page 554; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has 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 are being paid at closing.

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

WITNESS MY HAND, this the 24th day of November, 2014.

BETTY D. HIGGENBOTTOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 24th day of November, 2014.

Notary Public

KAREN L. TRUSTY
Printed Notary Name

My commission expires: _____

