BILL GARRETT, Davidson County
Trans:T20150006886 DEEDWARR
Recvd: 01/28/15 11:08 2 pgs
Fees:13.00 Taxes:103.60
20150128-0008118

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF January, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-0817D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Ruben Reyes Garcia<br>(NAME) | New Owner<br>(NAME) | 43-16-116 |
| 1229 Bubbling Well Road<br>(STREET ADDRESS) | 310 Scalf Dr, Apt C<br>(STREET ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | Madison, TN 37115<br>(CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tony L. Higgins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruben Reyes Garcia and Lorena Reyes, husband and wife,** 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. 64 on the plan of SECTION 1, KINGSWAY GREEN SUBDIVISION, as shown by plat of record in Plat Book 3842, Page 227, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jannie Higgins, an unmarried woman from Christopher Jerome Fojtik, unmarried, by Deed dated August 5, 2009, as Instrument No. 20090813-0076212, in the Register's Office for Davidson County, Tennessee. The said Jannie B. Higgins having since died testate January 2, 2013. Pursuant to the Last Will and Testament of Jannie B. Higgins probated under Case No. 13P471 in the Seventh Circuit Court for Davidson County, Tennessee, the subject property was devised to Tony L. Higgins. The said estate was closed pursuant to Order to close filed February 28, 2014 in the Seventh Circuit Court for Davidson County, Tennessee. The said Tony L. Higgins is now the sole owner of the subject property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4270, page 421 and Book 4280, page 68, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, page 227, Register's Office for Davidson County, Tennessee.

3. Affidavit of Affixation of record in Instrument No. 20070416-0045485, said Register's Office.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1229 Bubbling Well Road, Madison, TN 37115.

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. Whenever 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/our hand(s) this 26th day of January, 2015.

Tony L. Higgins

January 26, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Tony L. Higgins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**