BILL GARRETT, Davidson County
Trans:T20150015190 DEEDWARR
Recvd: 03/02/15 14:30 2 pgs
Fees:13.00 Taxes:932.40
20150302-0017986

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155307

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2015. NOTARY PUBLIC My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Charles Taylor 2607 Dixon Drive Nashville, TN, 37026	New Owner	083-12-0-187.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Two Thousand and 00/100 Dollars ($252,000.00), 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, **JEFFREY D. HIGGINS AND WIFE, YVONNE M. HIGGINS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES TAYLOR, AN UNMARRIED MAN**, hereinafter called the Grantee(s), 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 9 on the Plan of East Towne, Section 1, of record in Book 3700, Page 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Jeffrey D. Higgins and wife, Yvonne M. Higgins, by Warranty Deed from Zelma Frances Scudder, unmarried, dated February 3, 1993 and recorded February 5, 1993, of record in Book 8858, Page 463, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2607 Dixon Drive, Nashville, TN 37206, 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 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 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 covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2015.

JEFFREY D. HIGGINS

YVONNE M. HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 26th day of February, 2015.

Notary Public

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Notary Name

My commission expires: 7-24-2017