BILL GARRETT, Davidson County
Trans:T20150023406 DEEDWARR
Recvd: 03/31/15 10:22 2 pgs
Fees:13.00 Taxes:664.15
20150331-0027621

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jacob D. Higgins and Ashley C. Higgins, husband and wife	CHURCHILL MORTGAGE	161 10 0B 092.00
(NAME)	(NAME)	
5524 Fairhaven Drive	761 OLD HICKORY BLVD #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand Five Hundred And No/100 Dollars ($179,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ray J. Smith, an unmarried man and Lisa A. Bohannon, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacob D. Higgins and Ashley C. Higgins, 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. 283 on the Plan of Second Revision-Phase Six, Village of Brentwood, a Planned Unit Development, of record in Plat Book 6900, Page 316, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ray J. Smith, unmarried by Warranty Deed from Amy Nicole Norsworthy and Andrea Michelle Cope, Co-Executrixes for the Estate of Linda Lou Timmons dated July 29, 2010 and recorded August 3, 2010 as Instrument No. 20100803-0060982, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ray J. Smith and Lisa A. Bohannon by Quitclaim Deed from Ray J. Smith dated July 26, 2013 and recorded July 31, 2013 as Instrument No. 20130731-0079608, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5524 Fairhaven Drive, Nashville, TN 37211

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, has 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 our hands this 27th day of March, 2015.

Ray J. Smith

Lisa A. Bohannon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Ray J. Smith, an unmarried man and Lisa A. Bohannon, an unmarried woman, the within named bargainor, 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 official seal, this the 27th of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 5, 2015

RETURN TO:
REALTY TITLE & ESCROW
206A Cool Springs Blvd #106
Franklin, TN 37067

File Number: FRN-150892