(2)

BILL GARRETT, Davidson County
Trans:T20150033191 DEEDWARR
Recvd: 05/01/15 09:16 2 pgs
Fees:13.00 Taxes:1535.50
20150501-0039166

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

April D. Blidenman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2015.

Notary Public
MY COMMISSION EXPIRES: 4/1/17
File No. G15-1194D

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Timothy G. Higdon and Jennifer D. Higdon, husband and wife (NAME)	Wells Fargo Bank, NA (NAME)	87-10-A-19 CO
305 Bournemouth Lane (STREET ADDRESS)	2701 Wells Fargo Way (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Minneapolis, MN 55408 (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, **Frankie B. Lyons, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy G. Higdon and Jennifer D. Higdon, 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. 119 on the plan of AARON'S CRESS, A CLUSTER LOT DEVELOPMENT, PHASE 1-B, as shown by plat of record in Instrument No. 20070910-0108427 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 Frankie B. Lyons, unmarried from Hermitage Developers, Inc., by Deed dated December 22, 2008, as Instrument No. 20081229-0122814, in the Register's Office for Davidson County, Tennessee.

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 Instrument No. 20060131-0012116 and Instrument No. 20130123-0007564 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 Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20060131-0012115, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as recorded in Instrument No. 20060517-0058051, Register's Office for Davidson County, Tennessee.

5. 12' right of way of record in Book 6284, page 260, Register's Office for Davidson County, Tennessee.

6. Notice of Completion of record in Instrument No. 20141114-0105349, 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 305 Bournemouth Lane, Hermitage, TN 37076.

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 27th day of April, 2015.

Frankie B. Lyons

Frankie B. Lyons

April 27, 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 Frankie B. Lyons, unmarried, 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 27th day of April, 2015.

My Commission Expires:_____

Notary Public

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-2-18

PREPARED BY AND RETURN TO:

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