THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095272**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $762,500.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150091264 DEEDWARR
Recvd: 10/27/15 08:36 2 pgs
Fees: 13.00 Taxes: 2821.25
20151027-0109007

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Cote and Kari Cote 2400 Barton Avenue Nashville, TN 37212	New Owner	Tax Parcel ID No. 11710000500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger N. Higgins, unmarried and Ann M. Shipp, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian Cote and Kari Cote, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 1 of Block 6 on the map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Bear Road at the corner of lots Nos. 1 and 2; thence with said road, Southeastwardly to the Westerly margin of Echo Hill Road and continuing with said Echo Hill Road in a Northerly direction, in all, 660.8 feet to the corner of lots Nos. 1 and 11; thence with the line between said lots Nos. 1 and 11, Westwardly 135 feet to the corner of lots Nos. 1 and 2; thence with the line between said lots Nos. 1 and 2, Southwardly 235 feet to the beginning.

Being the same property conveyed to Roger N. Higgins, unmarried and Ann M. Shipp, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Orpha V. Schrag, unmarried, recorded on the 20th day of December, 2012 in Instrument No. 20121220-0117189, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Woodmont Estates Neighborhood Association recorded in Book 8081, Page 687

This is improved property located at 3511 ECHO HILL RD Nashville TN 37215-2009

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2015.

Roger N. Higgins

Ann M. Shipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger N. Higgins and Ann M. Shipp, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____