WARRANTY DEED

BMR16-0608

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Galen Higgins	same	
608 Pebblestone Court (ADDRESS)	(NAME) (ADDRESS)	
Old Hickory, TN 37138-4209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	06312005000

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIN N. CARINI KARB AND MICHAEL B. KARB, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GALEN HIGGINS , A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 55 on the Plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin N. Carini Karb and Michael B. Karb, tenants in common with rights of survivorship by Warranty Deed from Peggy Tays, unmarried, of record in Instrument No. 20100429-0032562, Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on April 29, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, Page 386, Book 6906, Page 733 and amended in Book 8291, Page 955, Book 6790, Page 998, Book 10316, Page 601, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 608 Pebblestone Court , Old Hickory, Tennessee 37138-4209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 6th day of September, 2016.

Erin N. Carini Karb

Michael B. Karb

BILL GARRETT, Davidson County
Trans:T20160084021 DEEDWARR
Recvd: 09/26/16 09:00 2 pgs
Fees:13.00 Taxes:777.00
20160926-0100839

STATE OF Tennessee
COUNTY OF Davidson

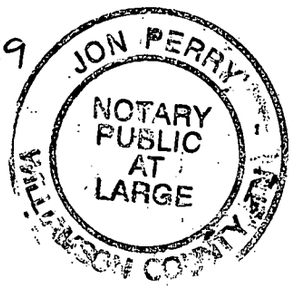
On this the 6th day of September, 2016, before me personally appeared Erin N. Carini Karb and Michael B. Karb, tenants in common with rights of survivorship to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



Prepared by:

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959