NEW OWNER:

MICHAEL P. HIGBIE
KEELY J. HIGBIE
14 Broad View Court
Quaker Hill, CT 06375-1404

SEND TAX BILLS TO:
Navy Federal Credit Union
5550 Heritage Oaks Drive
Pensacola, FL 32526

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-1690

Davidson County Map 098 Parcel 043.00
Wilson County Map 097 Parcel 001.01

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160109249 DEEDWARR
Recvd: 12/13/16 09:54 3 pgs
Fees:18.00 Taxes:1295.00
20161213-0130420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BETTY GRIFFIN and DENNIS E. HARRIS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL P. HIGBIE and KEELY J. HIGBIE**, husband and wife, ("Grantees"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON and WILSON** County, Tennessee, bound and described as follows, to-wit:

Being a tract of land lying partially in Wilson and Davidson Counties, Tennessee, said tract being Wilson County Parcel 1.01 on Tax Map 97 and Davidson County Parcel ID #09800004300, said tract being the property of Thomas E. Harris, Etux as conveyed by Deed Book 3253 Page 473 at the Register's Office of Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at a point, said point being the southwest corner of said tract, said point being an old iron pin, said point being the northwest Sharon Smith property Parcel ID #09800004400 as conveyed by Instrument Number 20120601-0047581, R.O.D.C., said point being on easterly right of way of Earhart Road, thence with said right of way along a curve to the left with a radius of 240.94', tangent of 70.62', delta of 32° 40' 21", length of 137.39' and chord of N 31° 47' 17" W 135.54' to a new iron pin, said pin being the northwest corner of said tract, thence leaving said right of way the next 2 calls Dennis Harris property Parcel ID #09800006800 as conveyed by Deed Book 5338, Page 832 R.O.D.C., N 48° 01' 32" E 141.96 to a disturbed iron pin, thence N 88° 21' 26" E 259.69' to an iron stake, said stake being the southeast corner of the afore-mentioned Dennis Harris property and the southwest corner of Robert Davidson, etux property Parcel ID #09800012700 as conveyed by Deed Book 6865, Page 601, R.O.D.C., Thence with Davidson S 87° 53' 07" E 1,376.61' to an old iron

pin, said pin being the northeast corner of said tract, said pin being on the westerly boundary of John and Lisa Liles property Parcel 50.00 on Wilson County Tax Map 97 as conveyed by Deed Book 1125, Page 1625 R.O.W.C., thence with Liles property S 01° 11' 28" W 629.39' to an old iron pipe, said pipe being the southeast corner of said tract, said pipe being the northeast corner of John and Lisa Liles property Parcel ID #09800004700 as conveyed by Quitclaim Deed in Instrument Number 20050721-0085156 R.O.D.C. thence with John and Lisa Liles property N 87° 48' 16" W 1,106.70' to an old iron pin, said old iron pin being the southeast corner of John and Lisa Liles property Parcel ID # 09800007700 as conveyed by Instrument Number 20071121-0136525, R.O.D.C., thence with the afore-mentioned Liles property and Smith property N 00° 57' 53" E 399.30' to an old iron pin, said pin being the northeast corner of the afore-mentioned Smith property thence with Smith N 87° 51' 37" W 557.54' to the point of beginning, containing 18.97 acres, more or less, by survey by Steven B. Finley, Tennessee Registered Land Surveyor License number 1697, conducted October 20, 2016.

Being the same property conveyed to Thomas E. Harris and Virginia Ward Harris by instrument of record in Deed Book 3253, Page 473, in the Register's office for Davidson County, Tennessee. Thomas E. Harris died on May 23, 1996, vesting title in Virginia Ward Harris as surviving tenant by the entirety. Virginia Ward Harris died testate on August 27, 2014. Pursuant to the terms of the Last Will and Testament of Virginia Clyde Harris (one and the same person as Virginia Ward Harris) the property was devised to her children, **Betty Griffin** and **Dennis E. Harris**, said will filed for probate at Docket #14P2068 in the Probate Court for Davidson County, Tennessee.

THIS IS IMPROVED property more commonly known as 3145 EARHART ROAD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION shall be given date of deed.

THIS PROPERTY IS BEING SOLD "AS IS".

WITNESS OUR SIGNATURES hereto this 2nd day of December, 2016.

BETTY GRIFFIN

DENNIS E. HARRIS

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BETTY GRIFFIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2016.

NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DENNIS E. HARRIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2016.

NOTARY PUBLIC

My commission expires: 10/29/19

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Sworn to and subscribed to before me this 2nd day of December, 2016.

NOTARY PUBLIC

My commission expires: _____

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019