File Box 8

BILL GARRETT, Davidson County
Trans:T20170027347 DEEDWARR
Recvd: 03/31/17 13:25 2 pgs
Fees:13.00 Taxes:4569.50
20170331-0031620

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Annie Heise, Trustee of the Higher Road Trust, dated March 8, 2017 73 White Bridge Road Ste 103 #233 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11611009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon H. Durrett and Elizabeth L. Durrett, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Annie Heise, Trustee of the Higher Road Trust, dated March 8, 2017,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to Shannon H. Durrett and spouse, Elizabeth L. Durrett, by Warranty Deed from Janet R. Dunn, now know as Janet R. Wall, dated September 9, 2010 and recorded on September 13, 2010, of record in Inst. No. 20100913-0072613, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, pages 102 and 103, said Register's Office; Easement for sanitary sewer to the City of Belle Mead of record in Book 5828, page 903, said Register's Office.

This is improved property, known as 325 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2017.

Shannon H. Durrett

Elizabeth L. Durrett

State of Tennessee

County of Davidson

On this 30th day of March, 2017, before me the undersigned authority, personally appeared Shannon H. Durrett and Elizabeth L. Durrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,235,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2017.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018