WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045763 DEEDWARR
Recvd: 05/30/17 15:23 2 pgs
Fees:13.00 Taxes:961.63
20170530-0053618

G-P-17-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darrell Higgs and Nancy Higgs	**Same as New Owner**	
(NAME)	(NAME)	**117-3-C-114.00CO**
117 Deerfield Drive		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEJRA DOBRIC, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARRELL HIGGS AND NANCY HIGGS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 114 on the Site Plan of Hillsboro Place Condominiums, of record Plat Book 5200, Pages 757 and 758, said Register's Office, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Nejra Dobric by Warranty Deed from Terrah Foster Akard, recorded June 2, 2014 in Instrument No. 20140602-0047440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page(s) 757 and 758, Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 5200, Page 725, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsboro Place Condominiums of record in Book 6244, Page 394, as supplemented in Book 6285, Page 209 and Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6244, Page 405, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20161021-0111268, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Hillsboro Place, Nashville, Tennessee 37215**.

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 the 24th DAY OF MAY, 2017.

Nejra Dobric

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEJRA DOBRIC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212