WARRANTY DEED

Bill Garrett Davidson County
Batch# 28784 DEEDWARR
11/21/2017 01:13:04 PM 2 pgs
Fees: $13.00 Taxes: $18,500.00

20171121-0119583

State of Tennessee Nevada
County of CLARK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7-20-20

(AFFIX SEAL)

LYNDA VERDEROSA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-20-20
Certificate No: 96-2572-1

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony M. Sanfilippo	Same As New Owner	Map 158-11-A
(NAME)	(NAME)	
308 White Swans Crossing		Parcel 2.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clinton S. Higham, Trustee of the Clinton S. Higham Living Trust, established by the Revocable Trust dated November 8, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony M. Sanfilippo & Angeline J. Sanfilippo, Trustees of the Sanfilippo Family Trust dated 2/1/2012,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 2 on the Plan of Cambridge Downs Subdivision, of record in Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clinton S. Higham, Trustee of the Clinton S. Higham Living Trust, established by the Revocable Trust Agreement of Clinton S. Higham dated November 8, 2013 by Warranty Deed from Clinton S. Higham, filed for record on January 16, 2014 in Instrument No. 20140116-0004381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 308 White Swans Crossing, Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 9th day of November, 2017. Clinton S. Higham, Trustee
Nancy Lee Tuck, Attorney-in-fact

Clinton S. Higham, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Clinton S. Higham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated May 18, 2015, for the benefit of Clinton S. Higham Living Trust dated November 8, 2013, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 9th day of November, 2017.

Robert L. Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Nancy Lee Tuck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself as the Attorney in Fact for Clinton S. Higham, as Trustee of the Clinton S. Higham Living Trust dated November 8, 2013, the within named bargainor, and that she executed the foregoing instrument on behalf of Clinton S. Higham, Trustee, as his Attorney in Fact and acknowledged that she executed the same as the free act and deed on behalf of Clinton S. Higham, Trustee, as his Attorney in Fact.

Witness my hand and office seal this 9th day of November, 2017.

Commission expires: ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 6, 2021

Robert L. Scruggs

Notary Public
Robert L. Scruggs