WARRANTY DEED

THIS INSTRUMENT PREPARED BY Tara Carter, Music City Title & Escrow, LLC, 525 Fourth Avenue South, Nashville, TN 37210		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **William E. Higgins and Janice M. Higgins** **3901 West End Ave. #107** **Nashville, TN 37205**	SEND TAX BILLS TO: **William E. Higgins and Janice M. Higgins** **3901 West End Ave. #107** **Nashville, TN 37205**	MAP-PARCEL NUMBERS: **103150B13600 CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ROY FLOWERS, an unmarried man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

WILLIAM E. HIGGINS and wife, JANICE M. HIGGINS

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in the Fourth Civil district of **Davidson County**, State of Tennessee, described as follows, to-wit:

Land lying in the 24th Councilmanic District, formerly the 8th Civil District, Davidson County, Tennessee, being Unit 136 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description; together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

being the same property conveyed to Roy Flowers by limited warranty deed from Hugh C. Howser, III, of record in Instrument No. 20050926-0115300, Register' s Office for Davidson County, Tennessee.

This is improved property known as **4487 Post Place, Unit 136 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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 30 day of Nov., 2017.

Bill Garrett Davidson County
Batch# 39582 **DEEDWARR**
12/20/2017 08:31:35 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20171220-0129382

Roy Flowers
ROY FLOWERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROY FLOWERS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 30th day of Nov., 2017.

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tara Carter
NOTARY PUBLIC
My Commission Expires: 9-7-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $285,000.00.

Chris B. Byrd
AFFIANT

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

TARA CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tara Carter
NOTARY PUBLIC

My Commission Expires: 9-7-21