Bill Garrett Davidson County
Batch# 58817 DEEDWARR
02/14/2018 08:48:27 AM 2 pgs
Fees: $13.00 Taxes: $225.70
20180214-0014436

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$61,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of February, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Mustafa 1009 Pleasant View Drive Nashivlle, TN 37214	New Owner	096-11-240.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joe Higdon, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alex Mustafa, unmarried

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 Resubdivision Plat of Lot #540 of Cloverhill Subdivision, Section VIII, of record in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the property conveyed to Joe Higdon by Warranty Deed from Everett Gay, dated May 7, 2012, of record in Instrument Number 20120509-0040224, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20171220-0129589, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: **0 Crosswood Dr., Nashville, TN 37214**
(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 hand(s) this 8 day of February, 2018.

Joe Higdon

Joe Higdon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joe Higdon, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076