Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

ADDRESS NEW OWNER: Tonya Crook

2120 Lebanon Pike, Apt. 16
Nashville, TN 37210

SEND TAX BILL TO:

NEW OWNER

MAP-PARCEL NOS. 095050B01600CO

Bill Garrett Davidson County
Batch# 112726 DEEDWARR
07/05/2018 10:44:36 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180705-0065043

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen Higgins, a single man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tonya Crook, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 16, in Phase One, on the Declaration of Covenants, Conditions and Restrictions and By-Laws of Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, 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 Stephen Higgins, a single man, from Fannie Mae, a/k/a Federal National Mortgage Association, by Warranty Deed recorded July 11, 2014, in Instrument No. 20140711-0061329, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2120 Lebanon Pike, Apt. 16, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Declaration of Covenants, Conditions and Restrictions Establishing The Easthaven Townhomes a Planned Unit Development of record in Instrument No. 20010806-0083543; Amended in Instrument No. 20020709-0082357; Amended in Instrument No. 20030425-0055753; Amended in Instrument No. 20031007-0147961; Amended in 20040419-0043570, said Register's Office.(3) Transmission Line Easements of record in Book 1163, Page 638 and Book 1207, Page 513, said Register's Office.(4) Charter for Easthaven Townhomes Owners Association of record in Instrument No. 20010806-0083542, as amended in Instrument No. 20020709-0082356, said Register's Office.(5) Quitclaim Deed to Easthaven Townhomes Owners Association, Phase 1, of record in Instrument No. 20020709-0082358; Re-recorded in Instrument No. 20020710-0083021, said Register's Office.(6) Perpetual Ingress, Egress Easement of record in Instrument No. 20031007-0147962, said Register's Office.(7) Easement for sewers and/or storm drainage, water mains, and appurtenances of record in Instrument No. 20040319-0031672, said Register's Office.(8) Plat of Belle Acres, Phase One recorded in Instrument No. 20020129-0011913, said Register's Office.(9) Restrictive Covenants in Book 1682, Page 1, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June 2018.

Stephen Higgins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stephen Higgins, a single man** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of June 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Affiant

Subscribed and sworn before me this 29th day of June 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

File No. 1806K179