STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 124041 DEEDWARR
08/02/2018 11:22:56 AM 2 pgs
Fees: $13.00 Taxes: $940.17
20180802-0075779

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2784

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randal P. Higgs and Kathie S. Higgs (NAME)	New Owner (NAME)	042-14-0-105
454 Beaver Creek Pike (STREET ADDRESS)	Same (STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charles Malone**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randal P. Higgs and Kathie S. Higgs, husband and wife**, 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:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Holiday Hills, as shown by plat of record in Plat Book 3600, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 15 fronts a total of 219.2 feet on the northeasterly side of Holiday Drive and extends back 345.6 feet on the southeasterly line and 390.6 feet on the northeasterly line to a deadline, measuring 54 feet thereon.

Being the same property conveyed to Charles Malone by Quitclaim Deed dated May 3, 2018, recorded May 8, 2018, in Instrument Number 20180508-0044042, in the Register's Office of Davidson County, Tennessee.

Tract 2
Land in Davidson County, Tennessee, being shown as Tract "B" on the survey by Ernest S. Van Hoozer, T.R.L.S. #1484, 118 South Second Street, Pulaski, TN 38476, dated June 12, 1990, and being the northern part of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

To find the true point of beginning, start at a point north 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the easterly margin of Holiday Drive, being the southwest corner of

Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee; thence following Holiday Drive North 5 deg. 07 min. West 107.30 feet to a point, the true point of beginning; thence continuing along the east line of Holiday Drive, North 5 deg. 07 min. West 45.70 feet to a point, being the northwest corner of Lot 16 of Holiday Hills Subdivision; thence leaving Holiday Drive North 84 deg. 53 min. East 345.60 feet to a point; being the northeast corner of Lot 16 of Holiday Hills Subdivision; thence South 44 deg. 07 min. West 54.50 feet to a point; thence South 82 deg. 59 min. West 304.49 to the east line of Holiday Drive, the true point of beginning.

Being the same property conveyed to James E. Malone and wife, Frances L. Malone by deed from L.C. Morris and Jane W. Morris dated September 15, 1993, in Book 9084, Page 527, in the Register's Office of Davidson County, Tennessee. The said James E. Malone died February 10, 1995, vesting Frances L. Malone as fee simple surviving tenant by the entirety. The said Frances L. Malone died intestate October 18, 2017, leaving Charles Malone as sole heir at law. See Affidavit of Heirship of record in Instrument 20180802-0075778 Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewer / Storm Drainage of record in Book 5642, Page 179 and Book 5649, Page 196, Register's Office for said County.

3. Restrictions as recorded in Book 3670, Page 154, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 205 Holiday Drive, Madison, TN 37115.

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. Whenever 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 27 day of July, 2018.

Charles Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2018, before me personally appeared Charles Malone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27 day of July, 2018.

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066