PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

Bill Garrett Davidson County
Batch# 130794 DEEDWARR
08/20/2018 09:42:02 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20180820-0082086

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Jamie A Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jamie A. Ward and David P. Ward	Churchill Mortgage Corp	73-13-220
(NAME)	(NAME)	
2013 Forrest Green Drive	810 Crescent Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, Tn 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182215

For and 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, I/we, Anthony Higbee and Marielle L. Coe Higbee, both unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jamie A. Ward and David P. Ward, wife and husband 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 132, on the plan of Henderson Gardens, Section Three, which is of record in Plat Book 3600, Page 27, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot No. 132 fronts 110.00 feet on the northerly margin of Forrest Green Drive and extends back 144.0 feet on the westerly line and 147.03 feet on the easterly line to a dead line in the rear measuring 110.10 feet thereon.

Being the same property conveyed to Anthony W. Higbee, an unmarried man, and Marielle L. Coe, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Mark T. Dunn, dated December 28, 2006 and filed of record in Instrument No. 20070108-0003334, Register's Office for Davidson County, Tennessee.

Marielle L. Coe is now known as Marielle L. Higbee
Marielle L. Coe Higbee, Marielle L. Coe and Marielle L. Higbee are all one and the same person.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 3646, Page 551, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2013 Forrest Green Drive, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of August, 2018

Anthony Higbee

Marielle L. Coe Higbee

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony Higbee and Marielle L. Coe Higbee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th of August, 2018.

Notary Public
My Commission Expires:

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020