Karen Johnson Davidson County
Batch# 185256 DEEDWARR
01/17/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20190117-0005147

Name and Address of New Owner:
Brian Higdon and Kimberly Higdon
4111B Lone Oak Rd.
Nashville, TN 37215

Send Tax Statements To:
Brian Higdon and Kimberly Higdon
4111B Lone Oak Rd.
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-18121555

Map and Parcel: 131 03 1Z 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shane Hastings Family LP #5**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Brian Higdon and Kimberly Higdon, 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:

Land in Davidson County, Tennessee, and being all of Unit No. B, 4111 Lone Oak Road Townhomes, according to Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument Number 20170329-0030626, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Shane Hastings Family LP #5 by Warranty Deed filed for record on September 9, 2016 in Instrument Number 20160909-0095018, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of 4111 Lone Oak Road Townhomes of record in Instrument Number 20170329-0030626; Subject to Plan of Subdivision for Andrew Castelmen Lands of record in Minute Book J, page 293; Notice of Completion filed for record on July 18, 2018 in Instrument Number 20180718-0070164; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4111B Lone Oak Rd., Nashville, TN 37215

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 assigns, 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 our hand this 15th day of January, 2019.

Shane Hastings Family LP #5

BY: _____
Denny S. Hastings, General Partner

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Denny S. Hastings, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Shane Hastings Family LP #5 and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as General Partner.

Witness my hand and seal this 15th of January, 2019.

_____
Notary Public
My Commission Expires: 8/28/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $790,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 15th day of January, 2019.

_____
Notary Public
My Commission Expires: 5.19.19

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY