Return to: BRIDGEHC
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 187033 DEEDWARR
01/23/2019 09:52:36 AM 2 pgs
Fees: $13.00 Taxes: $743.70

20190123-0006503

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 18th day of January, 2019.

Notary Public
My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Perry W. Higgins **Billy Jo Higgins**	Better Mortgage Corporation	**04306029500**
540 Roosevelt Avenue	459 Broadway, FL 5	
Madison, TN 37115	New York, New York 10013	

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 ACKNOWLEDGE, WE,

Vicki W. Shoopman, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perry W. Higgins and Billy Jo Higgins, 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, being Lot No. 152 on the Plan of Madison Park, Section 7, as of record in Book 4300, page 34, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 152 fronts 62 feet on the southerly side of Roosevelt Avenue and extends back between parallel lines 140 feet to a dead line in the rear measuring 62 feet thereon.

Being the same property conveyed to Vicki W. Shoopman, a single woman, by Warranty Deed from Andy Regg, a married man, dated August 24, 2017, of record in Instrument No. 20170828-0088152, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 540 Roosevelt Avenue, 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 in 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.

Vicki W. Shoopman Date: 1-18-19
Vicki W. Shoopman

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Vicki W. Shoopman, the within named Grantor(s), with whom I am personally acquainted (or 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 18th day of January, 2019.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

