Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 255160 DEEDWARR
07/11/2019 09:06:38 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190711-0067507

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,999.00

Affiant

Subscribed and sworn to before me, this the 8 day of July, 2019.

Notary Public

My commission expires: 10/26/20
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory Stout	Mortgage Research Center, LLC dba Veterans United Home Loans	Map 149-10-0-A Parcel 016.00co
2832 Rader Ridge Ct.	1400 Veterans United Dr.	
Antioch, TN 37013	Columbia, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rachel O. Higgins, an unmarried woman

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

Gregory Stout, a single man

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. 16, on the Plan of Pebble Trail Villas, a Planned Unit Development, of record in Book 9700, Pages 721 and 722, 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 Rachel O. Higgins, an unmarried woman, by Deed dated November 30, 2010 from IB Property Holdings, LLC, of record in Instrument No. 20100221-0101403, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 9700, Pages 721 and 722, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plat of record in Book 9700, Page 411, Register's Office of Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions of Ridgetop on Rader Ridge (formerly known as Pebble Trail Villas), of record in Book 11084, Page 589, Register's Office for Davidson County, Tennessee. 4) By-Laws of Ridgetop on Rader Ridge Homeowners' Association, Inc. of record in Book 11084, Page 602, Register's Office for Davidson County, Tennessee. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2832 Rader Ridge Ct., Antioch, TN 37013**

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 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. 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 my/our hand(s) this **8th**day of **July, 2019.**

Rachel O. Higgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rachel O. Higgins,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **July, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY