WARRANTY DEED

Karen Johnson Davidson County
Batch# 290784 DEEDWARR
09/25/2019 09:29:56 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190925-0097313

R-BR-19-1900-P2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirk R Higgs and Sally G Higgs	New Owner	
(NAME) **1900 Richard Jones Avenue, P-2**	(NAME) 116 OBREE Court	**117-15-0A-154.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY HARTEKER AND MARY ANN NICHOLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIRK R HIGGS AND SALLY G HIGGS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County Tennesse Being Unit No. P-2 of Green Hills Terrace Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, page 64, Register' s Office for Davidson County, Tennessee, together with the said Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Larry Harteker and wife, Mary Ann Nichols by Warranty deed from Jason Sullivan Larkins and wife Leslie Elaine Hicks Larkins of record in Instrument No. 20021216-0154688 Register's Office for Davidson County, Tennessee, dated December 13, 2002 and recorded on December 16, 2002.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Green Hills Terrace Condominium Apartments of record in Book 5304, Page 702, as amended in Book 7841, Page 557, Book 5355, Page 353, Book 11362, Page 463 and Book 9830, Page 181, Book 7658, Page 278, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement for the use of walks, drives, parking area, swimming pool, laundry, party room and common recreation area of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Avenue, P-2, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF SEPTEMBER, 2019.

Larry Harteker

Mary Ann Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY HARTEKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN NICHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212