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

Karen Johnson Davidson County
Batch# 372852 DEEDWARR
03/16/2020 10:40:05 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20200316-0028706

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TN
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Townsend	FIRST CHOICE LENDING SERVICES INC	
(NAME)	(NAME)	
2950 BABY RUTH LANE UNIT 14	262 ROBERT ROSE DR STE 200	163110E01400CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	MURFREESBORO , TN 37129-6346	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Shakika Higgins and Edward Higgins, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Townsend, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 14, on the Plan of Timber Trace Townhomes, Second Revision, of record in Instrument No. 20020514-0059199, which revised Plan in Instrument No. 20001122-0115447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 2950 Baby Ruth Lane, Unit 14, Antioch, TN 37013

Being the same property conveyed to Shakika Higgins and Edward Higgins, wife and husband by Warranty Deed from Peter H. Garey and Rachel Bar, Trustees of the Garey Bar Family Trust u/a/d June 4, 2011 of record in Instrument No. 20140513-0040765, Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 13, 2014. (Value of consideration shown in aforementioned deed $99,200.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 20001122-0115447 and 20020514-0059199, 20001122-0115563, as amended in Instrument No. 20010314-0024381, 20010329-0030062 and Instrument No. 20020517-0060761, 20001122-0115563, as amended in Instrument No. 20010329-20010329-0030063,Book 3765, Page 100 and Book 3843, Page 727, Book 8526, Page 362, Electrical Permit of record in Book 4572, Page 995 and Book 4591, Page 552, Book 9190, Page 480 and Book 9190, Page 484, in the Register's Office for Davidson County, Tennessee. **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved unimproved x property, known as 2950 Baby Ruth Ln Unit 14 Antioch, TN 37013
(House Number) (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 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 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 hand this 12th day of March, 2020.

Edward Higgins

Shakika Higgins

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edward Higgins and Shakika Higgins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of March, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021