Karen Johnson Davidson County
Batch# 379473 DEEDWARR
03/30/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200330-0034044

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March,2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Stephen C. Soulas 5524 Fairhaven Drive Nashville, Tennessee 37211	Stephen C. Soulas 162 Layton Dr Bethany Beach, DE 19930	GROUP 10 0B PARCEL 092.00

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 acknowledged, we,

Jacob D. Higgins and Ashley C. Higgins, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stephen C. Soulas and Susan I. Soulas, 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. 283 on the Plan of Second Revision-Phase Six, Village of Brentwood, a Planned Unit Development, of record in Plat Book 6900, Page 316, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jacob D. Higgins and Ashley C. Higgins, husband and wife, by Warranty Deed from Ray. J. Smith, dated March 27, 2015 and filed of record in Instrument No. 20150331-0027621, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5524 Fairhaven Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 27th day of March, 2020.

Jacob D. Higgins

Ashley C. Higgins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jacob D. Higgins and Ashley C. Higgins, with whom I am personally acquainted, (or who 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 27th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

Gardner Title & Escrow
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 19 day of November, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Sheppard
Notary Public

SHEPPARD TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.22.21