Karen Johnson Davidson County
Batch# 386484 DEEDWARR
04/16/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200416-0039776

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0872

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2020

Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-18-2020

Commission Expires: 8/18/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Friday Eson 2617 Edge O Lake Drive Nashville, TN 37217	First National Bank 1608 Williams Drive #301 Murfreesboro TN 37129	149-04-0-112.00

WARRANTY DEED

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, I/WE,

David F. Higgins, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Friday O. Eson and Shalona N. Eson, 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. 500 on the Plan of Section Six, Edge-O-Lake Estates of record in Plat Book 3700, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David F. Higgins and wife, Mary I. Higgins by Warranty deed from William V. Ledbetter and wife, Charlotte E. Ledbetter of record in Book 9634, page 578, Register's Office for Davidson County, Tennessee, dated March 30, 1995 and recorded on April 03, 1995. The said Mary I. Higgins died 12/31/17, Leaving David F. Higgins surviving tenant by the entirety, and vested with the entire fee simple interest in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2617 Edge O Lake Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of April, 2020.

David F. Higgins by: Ronald D Higgins his ATTORNEY-IN-FACT
David F. Higgins by Ronald D Higgins, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Ronald D. Higgins,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **David F. Higgins** and acknowledged that he executed the same as the free act and deed of the said **David F. Higgins,** pursuant to the Specific Power of Attorney recorded in Instrument No. _____202004160039775_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of April, 2020.

Notary Public
My Commission Expires: October 25, 2022

(Notary Seal)



True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)