Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6701

Karen Johnson Davidson County
Batch# 392857 DEEDWARR
04/28/2020 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $527.25
20200428-0044437

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $142,500.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2020.

Notary Public
My Commission Expires:

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marlin Chapman 8466 Old Charlotte Pike Ridgetop, TN 37152	New owner	128-13-0A-145.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cathy D. Daugherty Higgins and Jerry L. Higgins, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marlin Chapman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 145, together with the appurtenant common elements of the plan of The Westfield Condominiums (formerly the Hamlet Condominiums), created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, page 771; as amended in Book 6736, page 110; Book 6801, page 962; and in Book 6831, page 982, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the plan of record in Book 6250, page 590; as revised in Book 6250, page 748, said Register's Office, and the site plan appearing as Exhibit to said Master Deed, as amended, for a more complete description as to details and location of said Unit.

Being the same property conveyed to Cathy D. Daugherty Higgins and husband, Jerry L. Higgins, as surviving tenants by the entirety by Quitclaim Deed (strawman) from Carolette D. Forbes, Trustee, dated May 4, 1994, recorded May 5, 1994, of record in Book 9335, page 767, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **145 Westfield Drive, Nashville, TN 37221**

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This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2020.

GRANTOR:

Cathy D Daugherty Higgins

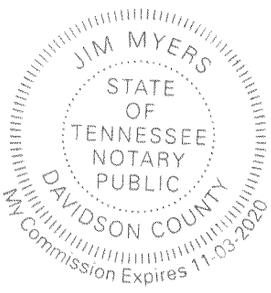
Cathy D. Daugherty Higgins

Jerry L. Higgins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cathy D. Daugherty Higgins and Jerry L. Higgins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2020.



Notary Public
My Commission expires: _____

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True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM