WARRANTY DEED

Karen Johnson Davidson County
Batch# 783182 DEEDWARR
01/03/2022 11:39:26 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20220103-0000436

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dianne Higginbotham	Dianne Higginbotham	095 02 0A 112.00 CO
(NAME)	(NAME)	
112 Cottage Place	112 Cottage Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Nancy L. Sawyer, Trustee of The Ann Ladd 2008 Family Trust Dated July 11, 2008**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dianne Higginbotham and Henry Higginbotham, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 112, formerly known as Unit No. 12, shown on Exhibit "C" to the Master Deed for Cottage Place Condominiums, of record in Book 6520, Page 745, (erroneously shown as Book 6250, pages 816-823 on prior deed) as amended in Book 6569, Page 212; Book 6636, Page 722; and Book 6902, Page 829, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy L. Sawyer, Trustee of The Ann Ladd 2008 Family Trust dated July 11, 2008 by Warranty Deed from Molly Flatt and Stephen F. Flatt and Joy McCandless and Nancy Flatt Meador, Devisees of The Estate of Vivian P. Flatt, dated 01/12/2010 and recorded 01/14/2010, of record in Instrument 201001140003502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 6250, Page 816, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6520, Page 745, as amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 722, Page 268 and Book 722, Page 324, Register's Office for Davidson County, Tennessee; Right of Way Deed including terms and conditions thereof as recorded in Book 5256, Page 398, Register's Office for Davidson County, Tennessee; Deed of Convey of recorded in Book 6974, Page 924, Register's Office for Davidson County, Tennessee; Grant of Easement including terms and conditions thereof as recorded in Instrument 201305170050099, Register's Office for Davidson County, Tennessee; By-Laws of Cottage Place Homeowners Association of record in Book 6520, Page 793, Register's Office for Davidson County, Tennessee; Charter of

Cottage Place Homeowners Association of record in Book 6582, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 112 Cottage Place, Nashville, TN 37214

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day of December, 2021.

The Ann Ladd 2008 Family Trust dated July 11, 2008

Nancy L. Sawyer

By: Nancy L. Sawyer, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy L. Sawyer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of The Ann Ladd 2008 Family Trust Dated July 11, 2008, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of December, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

