THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deeds.

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel**
Janet A. Higgs 804 Cherokee Avenue Nashville, Tn 37207	SAME	104-16-0-189.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **David A. Higgs, Mary E. Higgs-Higgins, and Graham E. Higgs** ("Grantor") do hereby quitclaim and convey unto **Janet Anne Higgs (f/k/a Janet Anne Wharton)** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the easterly 70 feet on Lot No. 95 and the westerly 10 feet of Lot No. 96 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Parts of Lots Nos. 95 and 96 front together 80 feet on the southerly side of Linden Avenue and runs back 204.5 feet more or less, on the westerly side and 204.1 feet, more or less, on the easterly side to an alley measuring 80 feet thereon.

Being the same property conveyed to Janet Ann Wharton, unmarried, Barnie A. Higgs and wife, Mary F. Higgs by deed from Elizabeth Limor, Alexander Limor and Victor Limor of record in Book 6538, page 894, , Register's Office for Davidson County, Tennessee. The said Mary F. Higgs having died leaving her interest of said property to Barnie A. Higgs by right of survivorship. Barnie A. Higgs died testate, a resident of Davidson County, Tennessee on September 6, 2005. His Last Will and Testament was admitted to Probate on September 16, 2005 at Cause #05P-1470, Probate Court for Davidson County, Tennessee. Devisees under said Last Will and Testament being David A. Higgs, Mary E. Higgs-Higgins, Graham E. Higgs and Janet A. Higgs.

Property commonly knows as 1809 Linden Avenue, Nashville, Tn 37212

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of **December, 2012.**

David A. Higgs

Mary E. Higgs-Higgins

Graham E. Higgs

BILL GARRETT, Davidson County
Trans:T20130002397 DEEDQC
Recvd: 01/09/13 13:45 2 pgs
Fees:12.00 Taxes:0.00
20130109-0002918

STATE OF Florida
COUNTY OF Walton

David A Higgs

On this 27th day of December, 2012, before me, appeared David A. Higgs, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

Kathy Carl

NOTARY PUBLIC

KATHY CARL
Notary Public, State of Florida
My comm. expires Sept. 5, 2015
Comm. No. DD 711701

My Commission Expires:

STATE OF Tennessee
COUNTY OF Williamson

Mary E. Higgs-Higgins
MARY E Higgs - Higgins

On this 2 day of ~~December~~ Jan 2013, 2012, before me, appeared Mary E. Higgs-Higgins, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

Patti M. Mook

NOTARY PUBLIC

PATTI M. MOOK
STATE OF TENNESSEE NOTARY PUBLIC Exp. 11-10-14
WILLIAMSON COUNTY

My Commission Expires:

11-10-2014

STATE OF Florida
COUNTY OF Walton

On this 27th day of December, 2012, before me, appeared Graham E. Higgs, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

Kathy Carl

NOTARY PUBLIC

KATHY CARL
Notary Public, State of Florida
My comm. expires Sept. 5, 2015
Comm. No. DD 711701

My Commission Expires:

The actual consideration for this transfer is **$-0-**.

~~AFFIANT~~

Subscribed and sworn to before me, this 27 day of **December, 2012.**

Kathy Carl
NOTARY PUBLIC

My Commission Expires:

KATHY CARL
Notary Public, State of Florida
My comm. expires Sept. 5, 2015
Comm. No. DD 711701