THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: 2-18-19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150101475 DEEDWARR
Recvd: 12/01/15 10:34 4 pgs
Fees:23.00 Taxes:1443.00
20151201-0120941

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Donelson, IV	John Donelson, IV	MAP
P.O. Box 60555	P.O. Box 60555	PARCEL 02300003200
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wiley E. Higgins, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Donelson, IV, unmarried**

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:

SEE ATTACHED EXHIBIT "A"

Said property has never been occupied by Wiley E. Higgins.

This conveyance is made subject to the following:

Easement of record in Book 6620, Page 192, Register's Office of Davidson County, Tennessee
Easement of record in Book 10680, Page 164, said Register's Office
Access and Utility Easement and Maintenance Agreement of record in Instrument No. 200606270076767, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **807 Clay Lick Ct, Whites Creek, TN 37189.**

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( ) this the 20th day of November, 2015.

Wiley E Higgins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wiley E. Higgins** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2015.

My Commission expires: 8.17.19

RWalters
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"
Higgins to Donelson

Being a parcel of land in the 3rd Council District of Davidson County, Tennessee, said parcel being the Wiley E. Higgins property as recorded in Instrument (INST) #20110809-0061244 Register's Office Davidson County, Tennessee (RODCT), said parcel having a 807 Clay Lick Court, Nashville, Tennessee 37189 address, said parcel also having a parcel ID of 02300003200, and being generally described as south of and adjacent to Interstate 24, west of Lickton Pike, north Old Hickory Boulevard, and east of Tranham Road, said parcel being more particularly described as follows:

Beginning at an iron pin new, (a ½" rebar capped Elliott), said pin being the northwestern corner of the David Gillem property as recorded in Deed Book (DB) 10179, page 960 RODCT, said pin also being on the southern right of way of said Interstate 24, said pin also bearing Tennessee State Plane Coordinates with a northing of 719608.29 and an Easting of 1726349.92 North American Datum 83/Grid North, said pin also being the northeastern corner of the herein described parcel;

Thence leaving said right of way and with the western boundary line of said David Gillem, as marked by a fence line, the following six (6) calls, S 08° 09' 12" W for a distance of 578.25 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 33° 19' 11" E for a distance of 65.11 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 26° 03' 06" E for a distance of 373.04 feet to an iron pin set, (a 1/2" rebar capped Elliott);Thence, S 12° 04' 18" E for a distance of 540.05 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 13° 25' 39" E for a distance of 197.59 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 23° 05' 10" E for a distance of 610.70 feet to an iron pin set, (a 1/2" rebar capped Elliott), said pin being on a boundary line of the Ronald Brown property as recorded in INST #200209030105980 RODCT, said pin also bearing Tennessee State Plane Coordinates with a northing of 717364.23 and an Easting of 1726865.80 North American Datum 83/Grid North, said pin also being the eastern most corner of the herein described parcel; Thence leaving said David Gillem, and with said Ronald Brown, S 41° 12' 16" W for a distance of 477.05 feet to a found stone; Thence continuing with said Ronald Brown and the David Long property as recorded in INST #20140711-0061038 RODCT, S 18° 38' 47" W for a distance of 365.47 feet to a found stone in an existing fence line;Thence continuing with said David Long's boundary line, S 24° 07' 01" W for a distance of 130.89 feet to an iron pin found, (a ½" rebar capped #2411), said pin being the northeastern corner of the Grace Comm. Church property as recorded in Deed Book 0, page 110 RODCT; Thence, leaving said David Long and with the boundary line, as marked by an existing fence line, of said Grace Comm. Church the following seven (7) calls, S 82° 28' 51" W for a distance of 172.34 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 78° 28' 49" W for a distance of 227.88 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 41° 19' 57" W for a distance of 87.26 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 31° 18' 37" W for a distance of 284.90 feet to an iron pin set, (a 1/2" rebar capped Elliott);Thence, S 28° 25' 22" W for a distance of 101.74 feet to an iron pin set, (a 1/2" rebar capped Elliott);Thence, S 23° 43' 24" W for a distance of 11.31 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 26° 17' 10" E for a distance of 29.55 feet to a 54" Red Oak tree at a point of intersection in the existing fence line, said tree being a corner of the George Hussey property as recorded in Deed Book 6684, page 739 RODCT, said tree also being the southernmost corner of the herein described parcel; Thence leaving said Grace Comm. Church and with the boundary lines, as marked by an existing fence line, of said George Hussey the following six (6) calls, N 81° 45' 22" W for a distance of 178.29 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 87° 19' 52" W for a distance of 33.95 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 66° 21' 22" W for a distance of 63.69 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 70° 27' 32" W for a distance of 70.09 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 74° 26' 41" W for a distance of 122.86 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 79° 05' 15" W for a distance of 37.70 feet to an iron pin set, (a 1/2" rebar capped Elliott), said pin being the southeastern corner of the Darrell Metcalfe property as recorded in INST #200611010135549 RODCT, said pin also bearing Tennessee State Plane Coordinates with a northing of 716152.47 and an Easting of 1725251.35 North American Datum 83/Grid North, said pin being the southwestern corner of the herein described parcel; Thence leaving said George Hussey and with the eastern boundary lines of said Darrell Metcalfe the following nine (9) calls, N 05° 26' 48" E for a distance of 1389.07 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 29° 41' 04" W for a distance of 242.22 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 33° 41' 04" W for a distance of 462.00 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 04° 43' 29" E for a distance of 660.00 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 11° 32' 40" E for a distance of 374.27 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 20° 08' 08" E for a distance of 216.26 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 51° 49' 20" E for a distance of 247.58 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 69° 08' 21" E for a distance of 114.39 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, N 76° 01' 47" W for a distance of 133.03 to an iron pin set, (a 1/2" rebar capped Elliott), said pin being the southeastern corner of the Claude Wair property, said pin also bearing Tennessee State Plane Coordinates with a northing of 719583.51 and an Easting of 1725383.14 North American Datum 83/Grid North; Thence leaving said Darrell Metcalfe and with the eastern boundary line of said Claude Wair, N 38° 18' 32" E a distance of 496.73 feet to an iron pin set, (a ½" rebar capped Elliott), said pin bearing Tennessee State Plane Coordinates with a northing of 719973.28 and an Easting of 1725691.06 North

American Datum 83/Grid North, said pin also being on the southern right of way of said Interstate 24, said pin also being the northwestern corner of the herein described parcel; Thence leaving said Claude Wair and with said southern right of way the following three (3) calls, S 62° 54' 59" E for a distance of 224.01; Thence, S 53° 27' 15" E for a distance of 152.07 feet to an iron pin set, (a 1/2" rebar capped Elliott); Thence, S 62° 54' 59" E for a distance of 378.78 feet to the POINT OF Beginning, said parcel containing 4,495,294 Square Feet or 103.198 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

Also conveyed is a easement for ingress and egress across an existing driveway which leads from Clay Lick Court on the property conveyed herein. The right to construct and maintain a water line from a tap located on Clay Lick Court to the property conveyed herein is also granted. The water line shall be located within ten (10) feet from the edge of the existing driveway. The Grantees shall bear all expense in the construction and laying of the Waterline, and the land shall be restored to its original appearance. These easements are permanent and shall run with the land.

Being the same property conveyed to Wiley E. Higgins, married by Quit Claim Deed dated 07/22/2011 from Wiley E. Higgins and wife Brenda J. Higgins and Jason L. Higgins of record in Instrument 201108090061244, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but expressly **EXCLUDED** from this conveyance is land described as follows:

Being a parcel of land in the 3rd Council District of Davidson County, Tennessee, said parcel being a portion of the David Long property as recorded in Instrument (INST) #20140711-0061038 Register's Office Davidson County, Tennessee (RODCT), said parcel having a 4886 Lickton Pike, Nashville, Tennessee 37189 address, said parcel being a portion of parcel ID 03100001100, and being generally described as south of Interstate 24, west of Lickton Pike, north Old Hickory Boulevard, and east of Tranham Road, said parcel being more particularly described as follows:
Beginning at a point, said point being a corner of the Ronald Brown property as recorded in INST #20020903-0105980 RODCT, said point also being a corner of said David Long property, said point also being the northeastern corner of the herein described parcel of land; Thence leaving said Ronald Brown's property, S 18° 38' 47" W for a distance of 328.72 feet to a found stone in an existing fence line; Thence S 24° 07' 01" W for a distance of 130.89 feet to an iron pin found, (a ½" rebar capped #2411), said pin being the northeastern corner of the Grace Comm. Church property as recorded in Deed Book 0, page 110 RODCT, said pin also bearing Tennessee State Plane Coordinates with a northing of 716539.56 and an Easting of 1726381.21 North American Datum 83/Grid North, said pin also being the southeastern corner of the herein described parcel; Thence leaving said David Long and with the boundary line, as marked by an existing fence line, of said Grace Comm. Church, S 82° 28' 51" W for a distance of 172.34 feet to an iron pin set, (a 1/2" rebar capped Elliott), said pin also bearing Tennessee State Plane Coordinates with a northing of 716517.01 and an Easting of 1726210.36 North American Datum 83/Grid North, said pin also being the southwestern corner of the herein described parcel; Thence leaving said Grace Comm. Church crossing the Wiley E. Higgins property as recorded in INST #20110809-0061244 RODCT the following four (4) calls, N 63° 22' 04" E for a distance of 87.82 feet to a point; Thence N 43° 51' 18" E for a distance of 132.00 feet to a point; Thence N 21° 51' 18" E for a distance of 356.40 feet to a point, said point being the northwestern corner of the herein described parcel; Thence S 66° 08' 42" E for a distance of 29.46 feet to the POINT OF Beginning, said parcel containing 24,054 Square Feet or 0.55 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.