QUITCLAIM DEED	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY:
Stewart Johnson Conner & Manson, LLP, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Minerva Realty Investments, LLC **1703 Church Street** **Nashville, TN 37203**	**Minerva Realty Investments, LLC** **1703 Church Street** **Nashville, TN 37203**	**081-03-0-241.00** **048-00-0-016.00**

THIS INDENTURE, Made the 14 day of March 2016, between **Robert Higgins** as party or parties of the first part, hereinafter called Grantor, and **Minerva Realty Invetsments, LLC,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Tract I

Land being located in Davidson County, Tennessee, being part of Lot No. 29 in Owen's Buena Vista Plan of Lots, as of record in Book 57 Page 26, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 29 begins at the Southwest corner of 11th Avenue North and the first alley South of Spring Street; Thence with the Westerly margin of said avenue, Southerly, 50 feet; Thence Westerly parallel with said alley, 140 feet; Thence Northerly, parallel with said Avenue, 50 feet to the Southerly margin of said alley; Thence Easterly, with the Southerly margin of said alley, 140 feet to the beginning.

Davidson County DEEDQC
Recvd: 04/01/16 10:48 4 pgs
Fees:22.00 Taxes:0.00
20160401-0030954

Being the same property conveyed to ROBERT HIGGINS, by deed from REO HOLDINGS, LLC, of record in Instrument No. 20150612-0055562, dated June 8, 2015, said Register's Office.

Tract II

Land in Davidson County, Tennessee, as described in Book 4743 page 781 Register's Office for said County. Included in the original description but excluded from this conveyance is a tract of land identified as Lot 1 of Dylan's Forest containing 3.20 acres more or less more particularly described in Book 11190 Page 121 Register's Office for said County. This conveyance includes a tract of land containing 5.76 acres more or less.

Being the same property conveyed to ROBERT HIGGINS, by deed from CITIZENS SAVINGS BANK & TRUST, of record in Instrument No. 20140723-0065480, dated July 21, 2014, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE PLAT OF RECORD IN BOOK 11190, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is commonly known as **2131 11th Ave North, Nashville, TN 37208 and 4929 Clarksville Pike, Whites Creek, TN 37189** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Robert Higgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $.0.00

AFFIANT

Notary Public

My Commission Expires: _____

ANDRE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

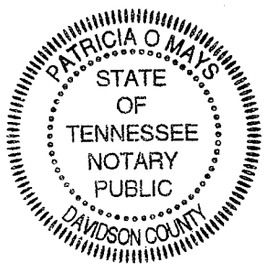
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14 day of March, 2016, before me personally appeared, **Robert Higgins,** to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14 day of March, 2016.

Patricia O. Mays
Notary Public

My Commission Expires: July 2, 2018



Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE