Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $724,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2016.

Notary Public
My commission expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric D. Higgs Jennifer Higgs 705 Clearview Drive Nashville, TN 37205	WELLS FARGO 2701 WELLS FARGO WAY, MAC X9999-01H MINNEAPOLIS, MN 55467	116-04-0-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Brian Driskell and wife, Poppy Driskell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Eric D. Higgs and Jennifer Higgs, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 34 on the Plan of Clearview Subdivision of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 21, 1949, as follows:

Beginning on the Northwesterly margin of Clearview Drive at the Corner of Lots 33 and 34; thence with the line between said Two Lots Northwestwardly 216.3 feet; thence Southwardly 268 feet to the Northwest corner of the property conveyed to W.J. Wallace by deed from Frederick E. Cowden and wife, as of record in Book 1785, Page 355; thence with the Northerly line of said Wallace property Eastwardly 44.5 feet, more or less, to the Northwesterly margin of Clearview drive; thence with same Northeastwardly 197.4 feet to the beginning.

Being the same property conveyed to Brian Driskell and wife, Poppy Driskell by Warranty deed from Carol F. Suzuki, unmarried of record in Instrument No. 20121003-0090432 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 03, 2012. (Value of consideration shown in aforementioned deed $585,500.00.) Being also known as 705 Clearview Drive Nashville, Tennessee 37205.

This property is improved property known as **705 Clearview Drive, Nashville, TN, 37205.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160058378 DEEDWARR
Recvd: 07/08/16 13:31 2 pgs
Fees:13.00 Taxes:2678.80
20160708-0070145

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 6th day of July, 2016.

Brian Driskell

Poppy Driskell by Brian Driskell her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Driskell** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 6th day of July, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

State of Tennessee
County of Williamson

On July 6, 2016, before me personally appeared, Brian Driskell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Poppy Driskell, and who acknowledged that he executed the same as the free act and deed of Poppy Driskell.

Witness my hand and official seal at this the 6th day of July, 2016.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016054478