700002549 49

NEW OWNER:
ROBERT E. HIGGINS, JR.
1703 CHURCH STREET
NASHVILLE, TN 37203-2921

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 16-0390

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

BILL GARRETT, Davidson County
Trans:T20160099311 DEEDQC
Recvd: 11/09/16 14:28 3 pgs
Fees:17.00 Taxes:0.00
20161109-0118705

Map & Parcel No.: 04800001600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MINERVA REALTY INVESTMENTS, LLC, a Tennessee limited liability company**, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **ROBERT E. HIGGINS, JR.**, his successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being part of Lot 2 in the Division of the South portion of G. Henry Graves Tract, not of record, and described according to a survey of Richard B. Omohundro, dated August 11, 1973, as follows: Beginning at a point in the southwest margin of Clarksville Highway, the northeast corner of the herein described tract; thence leaving said highway, south 24 deg. 24 min. west 329.7 feet to a point; thence south 53 deg. 56 min. east 250 feet to a point in the west line of Lot 1; thence with the line between Lots 1 and 2, south 20 deg. 45 min. west 409.5 feet to a point, the center of Dry Fork Road; thence with center of said road, north 81 deg. west 45 feet to a point; thence leaving said road, north 61 deg. west 140 feet to a point; thence north 33 deg. 30 min. west 396 feet to a point; thence north 19 deg. west 239 feet to a point; thence north 29 deg. west 58 feet to a point; thence 44 deg. 45 min. east 115 feet to a point; thence north 10 deg. 45 min. west 375 feet to a point; thence north 36 deg. east 100 feet to a point in the southwest margin of Clarksville Highway; thence with said highway, south 51 deg. east 335 feet to a point; thence south 53 deg. east 100 feet ; thence south 54 deg. 30 min. east 120 feet to a point; thence south 55 deg. 15 min. east 75 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is the tract of land identified as Lot No. 1 of Dylan's

Forest, containing 3.20 acres, more or less and as more particularly described in Plat Book 11190, Page 121, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Minerva Realty Investments LLC by Quitclaim Deed from Robert Higgins, dated March 14, 2016, and of record in Instrument No. 20160401-0030954, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to ROBERT HIGGINS, by virtue of a Special Warranty Deed from Citizens Savings Bank & Trust, dated July 17, 2014, and recorded in Instrument No. 20140723-0065480, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 1 day of November, 2016.

MINERVA REALTY INVESTMENTS, LLC

BY: ROBERT EARL HIGGINS, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT EARL HIGGINS** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **SOLE MEMBER** of **MINERVA REALTY INVESTMENTS, LLC, a Tennessee limited liability company**, the within named bargainer, and that, he being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 1 day of November, 2016.

M. Justin Willis
NOTARY PUBLIC

My commission expires: November 6, 2017

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Randall Hamm

AFFIANT

Sworn to and subscribed to before me this the 1 day of November, 2016.

M. Justin Willis

NOTARY PUBLIC

My commission expires: November 6, 2017

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.