BILL GARRETT, Davidson County
Trans:T20170049448 DEEDQC
Recvd: 06/09/17 12:25 3 pgs
Fees:17.00 Taxes:0.00
20170609-0058091

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 17th day of May, 2017.

Notary Public
My commission expires: 12/2/19

HEATHER SPURLOCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
L. Jason Tucker	New Owner	096090046.00
		096100085.00
		084120079.00
		110000066.01
		108080114.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned **Higher Ground Properties, LLC,** hereby quitclaims and conveys unto **L. Jason Tucker**, all of its right, title and interest in and to the following tracts or parcels of land in **Davidson** County, Tennessee, to wit:

Parcel 1 – 416 Lorna Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 146 on the plan of Woodberry Park of record in Plat Book 2133, Page 117-119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Higher Ground Properties, LLC by deed from Irene Roberts, of record in Instrument No. 201202010008955, said Register's Office.

Parcel 2 – 2844 Emery Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 280 on the map of Cloverhill Subdivision, Section VI, as of record in Plat Book 2133, Page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 280 fronts 65 feet on the northerly side of Emery Drive and extends back between lines 198.4 feet on the westerly line and 211.6 feet on the easterly line to a dead line in the rear measuring 67 feet thereon.

Being the same property conveyed to Higher Ground Properties, LLC by deed from Patrick T. Richardson, of record in Instrument No. 201209170084135, said

Register's Office.

Parcel 3 – 5 Fairway Drive, Nashville, TN 37214

A tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 7 on the plan of Maplecrest Subdivision, as of record in Plat Book 1835, Page 27 & 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Higher Ground Properties, LLC by deed from Mark Edward Dickerson, of record in Instrument No. 201210260098238, said Register's Office.

Parcel 4 – 3615 Earhart Road, Mt. Juliet, TN 37122

Land in Davidson County, Tennessee, being described according to a survey made by John Kohl, Surveyor, dated June 9, 1978, as follows:

Beginning at a point on the easterly margin of Earhart Road, being the southwest corner of the property herein described and the northwest corner of the Sanders' Property; thence running North 4 degrees West 150 feet to a point; thence North 82 degrees 43 minutes East 307.79 feet to a point; thence South 2 degrees 40 minutes East 27.6 feet to a point; thence South 2 degrees 40 minutes East 150.08 feet to a point; being the southeast corner of herein described property and the northeast corner of the Martin property; thence South 87 degrees 52 minutes West 122.41 feet; thence South 86 degrees West 180 feet to the point of beginning.

Being the same property conveyed to Higher Ground Properties, LLC by deed from Janie Karyl Autry nka Mears, of record in Instrument No. 201401150004164, said Register's Office.

Parcel 5 – 3121 East Lake Drive, Nashville, TN 37214

Land in Davidson County, Tennessee, being Lots No. 77 on the Plan of Revised Plat, Section Two of East Lake Subdivision, of record in Book 5200, Page 299, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Higher Ground Properties, LLC by deed from Dustin Mason and Twila Mason, of record in Instrument No. 201502180014165, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 17th day of May, 2017.

HIGHER GROUND PROPERTIES, LLC

BY: _____

L. Jason Tucker –Managing Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **L. Jason Tucker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Managing Member** of **Higher Ground Properties, LLC** and that he is authorized to execute this instrument on behalf of **Higher Ground Properties, LLC** as such **Managing Member**.

Witness my hand this 17th day of May, 2017.

Heather Spurlock
Notary Public

My Commission expires: 12/2/19

HEATHER SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY