Karen Johnson Davidson County
Batch# 622865 DEEDWARR
04/27/2021 09:36:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210427-0055714

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 042 14 0 105.00

WARRANTY DEED

Property Address & New Owner:
RANDAL P. HIGGS or
KATHY S. HIGGS, Trustees of the
HIGGS REVOCABLE LIVING TRUST
205 Holiday Drive
Madison, TN 37115

Mail Tax Statement to:
Randal P. Higgs
Kathy S. Higgs
454 Bear Creek Pike
Columbia, TN 38401

The GRANTORS, **RANDAL P. HIGGS and KATHIE S. HIGGS, also known as KATHY S. HIGGS, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

RANDAL P. HIGGS or KATHY S. HIGGS, Trustees of the HIGGS REVOCABLE LIVING TRUST, dated February 4, 2015

The HIGGS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Holiday Hills, as shown by plat of record in Plat Book 3600, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 15 fronts a total of 219.2 feet on the northeasterly side of Holiday Drive and extends back 345.6 feet on the southeasterly line and 390.6 feet on the northeasterly line to a deadline, measuring 54 feet thereon.

Tract 2

Land in Davidson County, Tennessee, being shown as Tract "B" on the survey by Ernest S. Van Hoozer, T.R.LS. #1484, 118 South Second Street, Pulaski, TN 38476, dated June 12, 1990, and being the northern part of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

To find the true point of beginning, start at a point north 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the easterly margin of Holiday Drive, being the southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee; thence following Holiday Drive North 5 deg. 07 min. West 107.30 feet to a point, the true point of beginning; thence continuing along the east line of Holiday Drive, North 5 deg. 07 min. West 45.70 feet to a point, being the northwest corner of Lot 16 of Holiday Hills Subdivision; thence leaving Holiday Drive North 84 deg. 53 min. East 345.60 feet to a point; being the northeast corner of Lot 16 of Holiday Hills Subdivision; thence South 44 deg. 07 min. West 54.50 feet to a point; thence South 82 deg. 59 min. West 304.49 to the east line of Holiday Drive, the true point of beginning.

Being the same property conveyed to RANDAL P. HIGGS and KATHIE S. HIGGS, also known as KATHY S. HIGGS, husband and wife, by Warranty Deed of record at Instrument No. 20180802-0075779 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee.
2. Easement for Sanitary Sewer / Storm Drainage of record in Book 5642, Page 179 and Book 5649, Page 196, Register's Office for said County.
3. Restrictions as recorded in Book 3670, Page 154, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of April, 2021, by the undersigned.

RANDAL P. HIGGS

KATHIE S. HIGGS

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **RANDAL P. HIGGS** and **KATHIE S. HIGGS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of April, 2021.

NOTARY PUBLIC

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 02-13-2022

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2021.

NOTARY PUBLIC

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: My Comm. Exp. 02-13-2022