BILL GARRETT, Davidson County
Trans:T20090032319 DEEDQC
Recvd: 05/15/09 14:11 2 pgs
Fees:12.00 Taxes:0.00
20090515-0044943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me this 13th day of May, 2009.

Notary Public

My Commission expires:

LESLIE JESTICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Matt Sharp
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Mary P. Harper
5965 Port Anadarko Trail
Hermitage, TN 37076

Send Tax Bills to:

Mary P. Harper
5965 Port Anadarko Trail
Hermitage, TN 37076

Map-Parcel Numbers:

09704005100

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Mary P. Harper, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, maintaining the property, payment of property tax, insurance, and utilities, and providing for her health, maintenance and support, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim her right, title and interest to her son, Robert E. Harper, retaining the life estate for and during her natural life, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 101, on the Plan of Lake Park, Section One, of record in Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary P. Harper from Howard K. Smith and Sarah C. Smith by Warranty Deed dated April 30, 2009, of record as Instrument Number 200905040040591, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 4429, Page 577, amended in Book 4516, Page 751, Register's Office for said County.

THIS conveyance is made subject to all matters appearing on the Plan of record in Book 4175, Page 134 and 135, said Register's Office.

This is improved property known as 5965 Port Anadarko Trail, Hermitage, TN 37076

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of May, 2009.

Mary P. Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary P. Harper, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13th day of May, 2009.

Notary Public

My Commission expires: 5-7-11

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.