THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO AFTER RECORDING:
ROCHELLE, MCCULLOCH & AULDS, P.L.L.C.
109 N. Castle Heights Avenue
Lebanon, TN 37087
File No. 11-0484

BILL GARRETT, Davidson County
Trans:T20110047351 DEEDQC
Recvd: 08/03/11 12:26 2 pgs
Fees:12.00 Taxes:0.00
20110803-0059719

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of July, 2011, between

JEFFREY L. JOHNSTONE, unmarried,

First Party, and

JEFFREY L. JOHNSTONE, unmarried, a life estate measured by his life, with remainder to his daughter upon his death, JESSICA VANTREASE, married,

Second Party,

WITNESSETH:

First Party, for and in consideration of the sum of One and no/100 Dollar ($1.00) to him in hand paid by the Second Party, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED and does hereby bargain, sell, remise, release and QUIT CLAIM unto the Second Party the following described premises, to-wit:

SITUATED in Davidson County, Tennessee and being known and designated as all of Lot No. 398 on the Map of Cloverhill, Section No. VII, as shown on the plat of the same of record in Book 2133, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property and being more particularly described as follows:

Said Lot No. 398 fronts 65 feet on the south side of Bealwood Drive and runs back between lines 156.6 feet on the west line and 156.8 feet on the east line to a dead line in the rear on which it measures 65 feet.

BEING the same property conveyed to Jeffrey L. Johnstone, a single man, by virtue of Quitclaim Deed from Frances L. Johnstone, a widow, dated April 3, 2008 and of record in Instrument No. 20080403-0033546, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants of record in Book 1583, Page 423, and in Book 2145, Page 262, which latter restrictions were made applicable to the lot herein by instrument of record in Book 2273, Page 88, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, and building setback lines of record in the Register's Office for Davidson County, Tennessee.

It is the intention of the First Party herein to create a life estate measured by his life, with a remainder in his daughter, Jessica Vantrease.

And to the Second Party all the estate, right, and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

Whenever in this instrument a pronoun is used is shall be construed to represent either singular or plural, as the case may demand.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY.

IN WITNESS WHEREOF, the said First Party set his hand the day and year first above written.

Jeffrey L Johnstone

JEFFREY L. JOHNSTONE

STATE OF TENNESSEE

COUNTY OF Davidson §

Personally appeared before me, the undersigned authority, a duly commissioned **Notary Public** in and for the State and County aforesaid, **JEFFREY L. JOHNSTONE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office the 25th day of July 2011.

My Commission Expires Jan 9, 2012

My Commission Expires: _____

Notary Public

Please Send Tax Bills To: (New Owner)
Jeffrey L. Johnstone
2917 Lakeland Drive
Nashville, TN 37214

Map 96-14, Parcel 51

I hereby swear or affirm that the actual consideration of this transfer is $ 0 .

Affiant: Debbie A. Serbin

Subscribed and sworn before me, this the 27th day of July, 2011.

My Commission Expires:

Notary Public

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY