BILL GARRETT, Davidson County
Trans:T20120009862 DEEDQC
Recvd: 02/09/12 08:59 2 pgs
Fees:12.00 Taxes:0.00
20120209-0011532

PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Nancy L. Sellars
AFFIANT

Subscribed and sworn to before me
This 2nd day of ~~January, 2011~~ Feb. 2012

NOTARY PUBLIC
My Commission Expires: 01/15/2015

ADDRESS OF NEW OWNER:

2201 Milton Drive.
Nashvile, TN 37216

SEND TAX BILLS TO:
New Owner

Map/Parcel: 07301014000

LIFE ESTATE DEED

In consideration of $10.00 and other good and valuable consideration, Nancy L. Sellars, Grantor, hereby conveys all of her undivided right, title and interest to the hereinafter described property to Edward D. Sellars and Emily Sellars Duvall, tenants in common, Grantee. Said property conveyed herein is described as follows:

Being Lot No. 45 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Being the same property conveyed to Nancy L. Sellars by warranty deed from Margaret Jordan Helstrom and husband, Lee Helstrom, of record in Book 6611, page 137, Register's Office for Davidson County, Tennessee, dated July 19, 1985.

EXPRESSLY RESERVING a Life Estate in the above described property unto the Grantor. The Grantor shall have full possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 2nd day of ~~January, 2012~~ feb. 2012.

Nancy L. Sellars
Nancy L. Sellars

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nancy L. Sellars, with whom I am personally acquainted (or who proved to me her

identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of ~~January, 2012~~ Feb. 2012

Notary Public

My Commission Expires: 01/15/2015

ANDREW R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY