BILL GARRETT, Davidson County
Trans:T20120026028 DEEDQC
Recvd: 04/10/12 10:36 2 pgs
Fees:12.00 Taxes:0.00

20120410-0030550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Barbara J Taylor
Affiant

Subscribed and sworn to before me this 10th day of March, 2012.

Leslie Jestice
Notary Public

My Commission expires 3/7/15

State of Tennessee Notary Public Davidson County

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Michael B. Taylor, II
516 Village Court
Nashville, TN 37206

Send Tax Bills to:

Michael B. Taylor and
Barbara J. Taylor
1313 North 6th Street
Nashville, TN 37207

Map-Parcel Numbers:

07115005300

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Michael B. Taylor and wife, Barbara J. Taylor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim their right, title and interest to their son, Michael B. Taylor, II, retaining the life estate for and during their natural life with rights of survivorship, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Eastmoreland as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a complete description thereof.

BEING the same property conveyed to Michael B. Taylor from Deborah Mayfield, Administratrix of the Estate of Rollie L. Taylor, by Warranty Deed of record in Deed Book 10905, Page 124, and to Michael B. Taylor and Barbara A. Taylor from Michael B. Taylor by Quit Claim Deed Creating Tenancy by the Entirety of record as Instrument Number 20120330002716 07, both in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 128 Lucille Street, Nashville, TN

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 16 day of March, 2012.

Michael B. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Nashville, Tennessee, this 16th day of March, 2012.

Notary Public

My Commission expires: 3-3-16

Leslie Jestice State Tennessee Notary Public Davidson County

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.