BILL GARRETT, Davidson County
Trans:T20120087775 DEEDQC
Recvd: 11/16/12 11:13 2 pgs
Fees:12.00 Taxes:0.00
20121116-0105938

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Todd Gilbert
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 2012
Brandi Wells
Deputy Register

PREPARED BY:
JON C. PEELER
ATTORNEY AT LAW
401 Church Street
L&C Tower, 29th Floor
Nashville, Tennessee 37219

New Owner:
Phillip Todd Gilbert
2109 Guaranty Dr.
Nashville TN. 37214

FROM: MARY HELEN GILBERT

TO: TODD GILBERT

SEND TAX STATEMENTS TO:
Mary Gilbert
2109 Guaranty Drive,
Nashville, Tennessee 37214.

MAP AND PARCEL NO.
09501002400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, Mary Helen Gilbert,** reserving an estate for life for myself for as long I shall live, do hereby convey, transfer and by these presents do remise, release and quitclaim unto her son, **Todd Gilbert**, his successors and assigns, subject to the estate for life expressly reserved for **Mary Helen Gilbert** all of my right, title and interest in and to the following described land in Davidson County, Tennessee 2109 Guaranty Drive, Nashville, Tennessee 37214.

It is the intent of the Grantor that she shall have the use and occupancy of the property for as long as she may live. As Grantor, she will responsible for payment of taxes and insurance. At her death, the use, occupancy and benefits of the property will vest with her son, **Todd Gilbert** unless he predeceases her. Following the death of **Mary Helen Gilbert,** the property will be vested solely in the grantee's name in FEE SIMPLE. Said tract of land in Davidson County, State of Tennessee described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Donelson Hills Subdivision, Section II, as of record in Book 2330, page 86, Register's Office for said County.

Said Lot No. 167 fronts 245.2 feet on the southwesterly side of Guaranty Drive and runs back 310.3 feet on the southeasterly line and 374.5 feet on the northwesterly line to a dead line in the rear on which it measures 150.1 feet.

Being the same property conveyed to Thomas Dorris Gilbert and wife, Mary Helen Gilbert by deed from Dorris L. Bradley and wife, Helen Bradley of record in Deed Book 2921, page 183 in said Register Office for Davidson County, Tennessee. The said Thomas Dorris Gilbert died intestate in Davidson County, Tennessee on February 22, 1989.

This is improved property known as: **2109 Guaranty Drive, Nashville, Tennessee 37214.**

WITNESS my hand this, the 15 day of November, 2012.

Mary Helen Gilbert
MARY HELEN GILBERT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **MARY HELEN GILBERT,** the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at the office, this the 15th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: July 6, 2015

MICHAEL COLYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6 2015