This instrument was prepared by:

Beck and Beck, PLLC
Attorneys at Law
4205 Gallatin Rd.
Nashville, TN 37216

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Audrey H. Farrell
AFFIANT

Subscribed and sworn to before me this 11th day of December, 2012.

Melinda G. Rooker
NOTARY PUBLIC

My Comm Expires: 08-17-15

Address New Owner as follows:
Linda Farrell Swann
Audrey Farrell, LE
113 Canton Court
Goodlettsville, TN 37072

Send Tax Bills to:
Same as Owner

Map 26-6
Group A
Parcel 40.00

BILL GARRETT, Davidson County
Trans:T20130012836 DEEDQC
Recvd: 02/14/13 14:35 2 pgs
Fees:12.00 Taxes:0.00
20130214-0015281

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Audrey H. Farrell**, for the sum of $0 in and for no exchange of monies does hereby [convey,] remise, release and forever quitclaim unto, my daughter, **Linda Farrell Swann**, and her heirs and assigns, all of my right, title and interest, in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate **subject to a life estate reserved for AUDREY H. FARRELL** PER the laws of the State of Tennessee, which is described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 40 on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 2, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Dial Properties, LLC by Special Warranty Deed from USI Properties, Inc., dated February 26, 1998, of record in Book 10832, Page 144, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Audrey H. Farrell, unmarried, by Deed from Dial Properties, LLC on June 1, 2004, of record in 20040616-0071435, Register's Office for Davidson County, Tennessee.

This is improved property known as: **113 Canton Court, Goodlettsville, TN 37072.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey; but strictly by documents provided by the parties involved.

WITNESS my hand this 11th day of December, 2012.

Audrey H. Farrell
SIGNATURE OF BARGAINOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda G. Rooker, a Notary Public, in and for said County and State, **Audrey H. Farrell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 11th day of December, 2012.

Melinda G. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15

