BILL GARRETT, Davidson County
Trans:T20130047769 DEEDQC
Recvd: 06/07/13 12:19 2 pgs
Fees:12.00 Taxes:0.00
20130607-0058170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 7 day of June, 2013.

Notary Public

My Commission expires: 3-Oct-15

Leslie Jestice Notary Public State of Tennessee 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:	**Send Tax Bills to:**	**Map/Parcel Numbers:**
Rita Catherine Singer **4924 Buena Vista Pike** **Nashville, TN 37218**	**Mark Singer** **2011 Bethel Lane** **Ashland City, TN 37015**	**0590005300**

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Rita Catherine Singer, 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim her right, title and interest to Mark Singer and William Singer, as joint tenants with right of survivorship, retaining the life estate for and during her natural life, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 22, 1967, as follows:

BEGINNING on the easterly margin of Buena Vista Pike at a point 160 feet south on the southwest corner of the property conveyed to Henry Peck, of record in Book 2994, page 377, Register's Office for said County; thence north 69° east 444.7 feet to the center of Whites Creek; thence south 50° 30' east 172.3 feet; thence south 69° west 533.4 feet to the easterly margin of Buena Vista Pike; thence with the same, northerly 150 feet to the beginning, containing 1.72 acres, more or less.

BEING the same property conveyed to Patrick Rowan Singer (deceased) and wife, Rita Geist Singer, from L. R. Grimes, Jr., Trustee, by Warranty Deed dated February 6, 1968, of record in Book 4211, Page 759, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 4924 Buena Vista Pike, Nashville, TN 37218

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 4th day of June, 2013.

Rita Geist Singer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at Nashville, Tennessee, this 4th day of June, 2013.

Leslie Jessie State of Tennessee Notary Public Davidson County

Notary Public

My Commission expires: 3-3-15

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by title search 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.