This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 12/05/13 13:15 2 pgs
Fees:12.00 Taxes:0.00
20131205-0124033

SEND TAX BILL TO:
NEW OWNER:
Derrell Bender and
Elnora W. Bender
2609 Whites Creek Pike
Nashville, TN 37207

MAP 59
PARCEL 130

QUITCLAIM DEED

"PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION."

FOR AND IN CONSIDERATION of love and affection , no monetary consideration, and For the purpose of creating a ownership interest as follows:

Elnora W. Bender, a life estate, remainder to Derrell Bender, fee simple absolute.

Elnora W. Bender, unmarried, hereinafter called the "Grantor", by these presents, does retain for herself a life estate, transfer and convey a remainder right, title and interest that she may have in and to the following described real property unto Derrell Bender, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, as follows: A tract of land located in the 12th Civil District of Davidson County, Tennessee. Being the Northeasterly 1.0 acre of the N.G. Simons Property, Tax Parcel No. 59-130 Record Book 3535, page 485 Register's Office for Davidson County, Tennessee, and being more fully described as follows: Beginning at an existing iron pin, by others, the North-Westerly corner of the L.E. Ford Property, Record Book 2084, page 471 RODC. Said iron pin being located in the Easterly margin of Whites Creek Pike 1575 feet Northerly from the Northerly Margin of Francis Street. Running thence with the Easterly Margin of Whites Creek Pike North 36 degrees 45' West 100.0 feet to an iron pin. Thence leaving said Whites Creek Pike North 56 degrees 15' East a distance of 436.5 feet to an iron pin. The North -Easterly Corner of the herein described property. Running thence South 36 degrees 45' East a distance of 100.0 feet to an iron pin. Thence South 56 degrees 15' West a distance of 436.5 feet to the point of beginning, containing 1.0 acre. All in accordance with Survey and Plat by Hickerson & Pleasant, Engineers, dated June 7th , 1967.

Being the same property conveyed to Elnora W. Bender by deed from Montigue Bender and Derrell Bender dated April 22, 2003, of record in Instrument no. 20030512-0063439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is improved property known as 2609 Whites Creek Pike, Nashville, Tennessee 37207.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including

improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS hand this the 5th day of December, 2013.

Elnora W. Bender

Elnora W. Bender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Elnora W. Bender, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of December, 2013.

NOTARY PUBLIC
MyCommissionExpires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Wenell Bender
AFFIANT

Subscribed and sworn to before me on this 5th day of December, 2013.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson

On this 5th day of December 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN
My Comm. Expires July 7, 2015