BILL GARRETT, Davidson County
Trans:T20140002603 DEEDQC
Recvd: 01/13/14 13:32 2 pgs
Fees:12.00 Taxes:0.00
20140113-0003233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 3rd day of January, 2014.

Notary Public

My Commission expires: 3-5-18

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:
Walker Sales **3853 Woodward Drive** **Nashville, TN 37207**	**Walker Sales** **3853 Woodward Drive** **Nashville, TN 37207**	**05911011800**

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Walker Sales, 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 his right, title and interest to his son, Kelvin W. Sales, and his surviving children, per stirpes, and to his daughter, Chandra J. Sales, and her surviving heirs, per stirpes, retaining the life estate for and during his natural life, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 407, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County.

SAID Lot No. 407 fronts 79.43 feet on the westerly side of Woodward Drive and extends back 121.7 feet on the northerly line and 135.0 feet on the southerly line to a dead line in the rear, measuring 65.4 feet thereon.

THIS conveyance is made subject to restrictive covenants, setback lines, and easements of record.

BEING the same property conveyed to Walker Sales and wife, Barbara J. Sales (deceased), from Lee T. Brown and wife, Patricia Ann Brown, by Deed dated August 1, 1974, of record in Book 4841, Page 301, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 3853 Woodward Drive, Nashville, TN 37207.

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 3rd day of January, 2014.

Walker Sales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walker Sales, 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 3rd day of January, 2014.

Leslie Jestice
Notary Public

My Commission expires: 3.3.15

Leslie Jestice
State of 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 deed number or from the record. No examination of title has been undertaken by the draftsman thereof 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.