BILL GARRETT, Davidson County
Trans: T20140015632 DEEDQC
Recvd: 03/07/14 09:23 2 pgs
Fees: 13.00 Taxes: 437.34
20140307-0019252

THIS INSTRUMENT PREPARED BY:

JAMES R. TOMKINS
SMITH & TOMKINS
214 SECOND AVENUE NORTH, SUITE 2
NASHVILLE, TN 37201
(615) 256-1280

QUITCLAIM DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
Lella Sue Edwards 234 Bonnabrook Drive Hermitage, TN 37076	Same	Map & Parcel 07416003800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LELLA SUE EDWARDS, by these presents does quitclaim and convey unto CHARLA EARLE EDWARDS WEBB, LESLIE CLAIRE EDWARDS MORGAN, AND JOHN ERNEST EDWARDS, their heirs, successors and assigns, as equal tenants in common, and reserving a life estate for the Grantor's life, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 437 on the Plan of Hermitage Hills, Section V, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 437 fronts 77.58 feet on the north side of Bonnabrook Drive and extends back 158.8 feet on the easterly line and 162.28 feet on the westerly line to a dead line, which is a broken line, measuring 88.7 feet.

Being the same property conveyed to Charles E. Edwards and wife, Lella A. Edwards, by warranty deed from Gregory Homes, Inc. and of record in Deed Book 3341, page 589, Register's Office for Davidson County, Tennessee.
Charles E. Edwards is now deceased.
This is improved property known as 234 Bonnabrook Drive, Hermitage, TN 37076.

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

Lella Sue Edwards
LELLA SUE EDWARDS

Witness my hand this 6 day of MARCH, 2014.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Donna H. Hayes a Notary Public in and for said County and State, LELLA SUE EDWARDS, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this 6th day of March, 2014.

Donna H. Hayes
NOTARY PUBLIC

DONNA H. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8/23/2014.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 118,200.00.

Subscribed and sworn to before me, this 6 day of

Lella Sue Edwards
Affiant

MARCH, 2014.

My Commission Expires: 8/23/2016

Donna H. Hayes
Notary Public

DONNA H. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Edwards.lella.quitcd