THIS INSTRUMENT PREPARED BY:

Phillip D. Moore

NAME AND ADDRESS OF NEW OWNERS:
TAX BILLS
Steven D. Moore
3201 Cloverwood Drive
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140040364 DEEDQC
Recvd: 06/09/14 11:56 2 pgs
Fees:12.00 Taxes:0.00
20140609-0049861

QUITCLAIM DEED
(Reservation of Life Estate in Grantor)

Map No. 96-11; Parcel No. 119

THIS INSTRUMENT made and entered into on this the 3 day of June, 2014, by and between PHILLIP D. MOORE, unmarried, ("Grantor") and STEVEN D. MOORE, married, and YVONNE GALLAGHER, unmarried, ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) dollar, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee, to wit:

Being Lot No. 50 on the plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, as follows:

Beginning at a point in the west margin of Truxton Drive, at the corner of Lots 50 and 51; thence with the line between said lots, westerly 144.7 feet to a point; thence northerly 102.1 feet to the south margin of Cloverwood Drive; thence with the margin of the same easterly 108.3 feet to the beginning of a curve; thence around said curve, southeasterly 40 feet in the west margin of Truxton Drive; thence with the margin of the same, southerly 77.4 feet to the point of beginning.

Being the same property conveyed to Philip D. Moore and wife, Delcie D. Moore, by deed from Gwenden Lee Davis and wife, Betty Jo Davis, of record in Deed Book 4333, page 228, Register's Office for said County. The said Delcie D. Moore died on October 31, 2013, leaving her husband, the said Phillip D. Moore, the owner in fee simple a surviving tenant by the entirety, their marriage being continuous up to the time of her death.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3201 Cloverwood Drive, Nashville, TN 37214.

Grantor reserves unto himself the right to occupy, rent or improve the granted premises during his lifetime.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 3 day of June, 2014.

Phillip D Moore
PHILLIP D. MOORE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Phillip D. Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2014.

Lauren Bolus
Notary Pubic

My Commission Expires: July 3, 2017

LAUREN BOLUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 9th day of June, 2014.

L. Chandler, DR
~~Notary Public~~

~~My Commission Expires:~~ _____