THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Patricia A. Richards
1400 Calloway Court
Nashville, TN 37221

Send Tax Bills To
Same

Parcel Id.
155 08 0C 110.00

Quitclaim Deed

Grantor: Patricia A. Richards (unmarried)
Grantee: Ruth Richards

Grantor, quitclaims to Grantee, for Grantee's life; with the remainder to Patricia A. Richards, as remainderman; in and to the described real estate; located in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot 110, Phase 2, Poplar Creek Estates, as shown on plat of record in Plat Book 6900, Page 339 revised in Plat Book 7900, Page 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia A. Richards, a single woman, by deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20100202-0008257, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1400 Calloway Court, Nashville, TN 37221.

The intended effect of this deed is to create a life estate in Ruth Richards, Grantee; and to vest the remainder interest in Patricia A. Richards, as remainderman.

Signed on June 5, 2014.

Patricia A. Richards, Grantor

BILL GARRETT, Davidson County
Trans:T20140040883 DEEDQC
Recvd: 06/10/14 15:02 2 pgs
Fees:13.00 Taxes:234.73
20140610-0050488

State of Tennessee
County of Sumner

Personally appeared before me, Patricia A. Richards, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on June 5, 2014.

Notary Public
My commission expires: March 23, 2016

EMILY McCORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO. TENN.

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 63,440.00 .

Subscribed and sworn to before me on June 5, 2014.

Ruth Richards by Patricia A. Richards as Attorney in Fact, Attorney in fact
Affiant

Notary Public
My commission expires: March 23, 2016

EMILY McCORD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO. TENN.