BILL GARRETT, Davidson County
Trans:T20140055243 DEEDQC
Recvd: 07/30/14 12:54 2 pgs
Fees:12.00 Taxes:0.00
20140730-0067946

This Instrument Prepared by:
FRANK E. MONDELLI
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Gail E. Mondelli
Steven Charles Evans
Alaine R. Thomas
405 Benita Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP & PARCEL NO:
133 12001000

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, We, **GAIL E. MONDELLI, STEVEN CHARLES EVANS and ALAINE R. THOMAS** hereby convey a life estate to **JOAN DILLMAN EVANS** in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 7 of Windsor Park Subdivision of record in Book 3600, page 65, Register's Office for said county, as follows:

Said Lot No. 7 fronts 84 feet on the west side of Benita Drive and extends back between lines 181.70 feet on the north line and 161.75 feet on the south line to a dead line in the rear on which it measures 51.03 feet.

BEING the same property conveyed to Gail E. Mondelli, Steven Charles Evans and Alaine R. Thomas by Quit Claim Deed from Charles R. Evans and wife, Joan Dillman Evans, dated February 24th, 2010 and of record in Instrument No. 20100315-0019323. Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Benita Drive, Nashville, Davidson County, Tennessee 37211.

Witness our hands this 21st day of July, 2011.

GAIL E. MONDELLI

STEVEN CHARLES EVANS

ALAINE R. THOMAS

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 bargainors, **GAIL E. MONDELLI, STEVEN CHARLES EVANS and ALAINE R. THOMAS,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2011.

DOMINIC J. LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Seal

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me this 15th day of July, 2011.

DOMINIC J. LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Seal

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/3/15