NEW OWNER:

Phillip Michael Miller and Glynda J. Miller
239 E. Spring Street
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Map 083-07-0

Parcel 140.00

THIS INSTRUMENT
PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Avenue
Lebanon, TN 37087

File No. 14-0947

This instrument was prepared solely from information provided by the parties, no title search was performed.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140077314 DEEDQC
Recvd: 10/14/14 12:38 2 pgs
Fees:12.00 Taxes:0.00
20141014-0094757

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen F. Bruce, hereby retaining a life-estate** does hereby convey her ownership interest unto **Phillip Michael Miller and wife, Glynda J. Miller**, their heirs and assigns, forever, all of their right, title and interest in and to the following tract or parcel of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the Map of Tillman's Subdivision, Part One, as of record in Book 1130, Page 29, Register's Office for said county.

Said Lot No. 10 fronts 65 feet on the easterly side of Powers Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Carl Raymond Bruce and Helen F. Bruce by Warranty Deed from William J. Gerow, Sr., and wife, Martha Malone Gerow, dated August 19, 1963, and of record in Book 3613, Page 597, Register's Office for Wilson County, Tennessee. Carl Raymond Bruce passed away on August 4, 1997, and had remained married to Helen F. Bruce, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Helen F. Bruce as surviving tenant by the entirety.

This is IMPROVED property known as 708 Powers Ave, Nashville, TN 37206.

WITNESS MY SIGNATURE this 9th day of **October, 2014.**

Helen F. Bruce

Helen F. Bruce

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Helen F. Bruce**, 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 official seal at office, this 9th day of **October, 2014.**

JONATHAN M. YANSEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 3/28/2016

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

x Glynda J Miller

Affiant

Sworn to and subscribed to before me, this the 9th day of **October, 2014.**

JONATHAN M. YANSEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 3/28/2016