THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

Davidson County DEEDQC
Recvd: 11/20/14 11:00 3 pgs
Fees:17.00 Taxes:0.00
20141120-0106992

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 19 day of Nov. 2014

Notary Public
My Commission Expires: 2/21/2018

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Carolyn J. Smith 811 Roseview Drive Nashville, TN 37206	NEW OWNER	Map/Parcel 08401010200

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of $1.00 dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Carolyn J. Smith, an unmarried woman ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto Carol Lynn Smith, unmarried, and Thomas Odell Smith, Jr. unmarried, joint tenants with right of survivorship, ("Grantees"),with Carolyn J. Smith retaining a life estate, their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Legal Description

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rose Estates, Section I, as of record in Book 3600, Page 37, Register's Office for Davidson County, TN.
Said Lot No. 54 fronts 105 feet on the easterly side of Roseview Drive and extends back 136.61 feet on the northerly line and 124 feet on the southerly line, to a dead line in the rear on which is measures 44.25 feet.
Being the same property conveyed to Thomas O. Smith and Carolyn J. Smith by Quitclaim Deed from Arthur Hubert Smith, Jr. and wife, Pamela Smith, dated February 23, 1990, recorded Book 8054, page 227, Register's Office for Davidson County, Tennessee, Thomas O. Smith, grantee, has passed away on or about the 5th day of August 2012.

This is improved property, known as 811 Roseview Drive Nashville, TN 37206.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 19 day of November, 2014.

GRANTOR:

Carolyn J. Smith

STATE OF Tennessee
COUNTY OF ~~Henry~~ Williamson

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

Witness my hand and official seal, this the 19 day of November, 2014.

My Commission Expires: 2/21/2017

Notary Public

ROBYN DUBRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cari Mule' who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY