QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Ryan Simmons, The Higgins Firm, 525 Fourth Ave. S., Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Donna Lynn Liles 521 Vinson Drive Nashville, TN 37217	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 106 13 0 003.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

DONNA LYNN LILES, as Administratrix of the Estate of Jo Ann Bennett, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1203

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

DONNA LYNN LILES, as beneficiary of the Estate of Jo Ann Bennett

HEREINAFTER called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 102 and a small triangular part of Lot No. 103 on the Plan of Section 3, Woodycrest Subdivision as of record in Book 2083, page 21, Register's Office for said County, as amended by an instrument of record in Book 2146, page 325, said Register's Office.

Beginning at a point on the northerly margin of Polk Avenue, at the common corner of Lots 101 and 102; thence with the line between said lots, northwesterly 248.1 feet to a point; thence easterly 48 feet to the common corner of Lots 102 and 103, and continuing easterly with the rear line of Lot 103, 7 feet to a concrete monument; thence southerly 257 feet more or less to a point in the north margin of Polk Avenue, at the common corner of Lots 102 and 103; thence with the margin of said Avenue westerly 65 feet to the beginning.

Being the same property conveyed to Jo Ann Bennett, an unmarried woman, by deed from Roy M. Kersey, a widower, of record in Book 9809, page 512, Register's Office for Davidson County, Tennessee. That said Jo Ann Bennett having since deceased intestate with the Estate of Jo Ann Bennett being probated of record in the in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1203.

This conveyance is made subject to:

Plan of record in Book 2083, page 21, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

BILL CARRETT, Davidson County
Trans:T20140094510 DEEDQC
Recvd: 12/17/14 14:05 3 pgs
Fees:17.00 Taxes:0.00
20141217-0115509

This is improved property known as **307 Polk Avenue, Nashville, Tennessee 37210**.

WITNESS MY HAND this the 13th day of December, 2014.

Donna Lynn Liles

DONNA LYNN LILES, ADMINISTRATRIX

***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named grantor, **DONNA LYNN LILES,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of Dec, 2014.



My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Donna Lynn Liles
AFFIANT

Sworn to and subscribed to before me this 13th day of Dec., 2014.



My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My Commission Expires: