Quitclaim Deed

BILL GARRETT, Davidson County
Trans:T20150003471 DEEDQC
Recvd: 01/14/15 12:58 2 pgs
Fees:12.00 Taxes:0.00
20150114-0004034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

John Louis Hayes
Affiant

Subscribed and sworn to before me this the 11th day of January, 2015.

DAVID W. SPRAGENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: Aug 17, 2015

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

Address of New Owners:	Send Tax Bills to:	11D-08710
Phillip Roland Hayes and Elizabeth Fay Hayes 301 Kemper Drive S Madison, TN 37115	John Louis Hayes P.O. Box 2042 Madison, TN 37116	Map: 42-13 Parcel: 5

THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF TITLE SEARCH.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Louis Hayes, unmarried,** by these presents does hereby quitclaim and convey (subject to the life estate retained below) unto **Phillip Roland Hayes and Elizabeth Fay Hayes, Husband and Wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Section II, Kemper Heights, as of record in Book 2331, Page 104, Register's Office for said County.

Said Lot No. 156 fronts 186.45 feet on the westerly side of Kemper Drive, South and extends back 281.50 feet on the northerly line and 219.20 feet on the southerly line, to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed to John Louis Hayes and wife, Florence N. Hayes, by deed from James R. Craighead and wife, Ethel M. Craighead, of record at Book 4788, Page 475, dated February 13, 1974 and recorded on February 15, 1974, Register's Office for Davidson County, Tennessee. Florence N. Hayes died on February 26, 2013.

I, John Louis Hayes, retain a life estate in the property until the time of my death.

This is improved property known as 301 Kemper Drive S, Madison, TN 37115.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of Jan. 11, 2015.

John Louis Hayes

John Louis Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 11th day of January, 2015.

David W. Spragens

Notary Public

My Commission Expires: Aug 17, 2015

DAVID W. SPRAGENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY