THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

BILL GARRETT, Davidson County
Trans:T20150069733 DEEDQC
Recvd: 08/19/15 08:44 2 pgs
Fees:12.00 Taxes:0.00
20150819-0083354

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Michael S. Armistead and wife Michelle B. Armistead 8333 Old Springfield, Pike Goodlettsville, TN 37072	Joann A. Holland 2336 Dennywood Drive Nashville, TN 37214	Map 84-11 Parcel 105 3DZ 44674

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JOANN A. HOLLAND, a/k/a MELBA JOANN HOLLAND , an unmarried woman , hereinafter referred to as the "GRANTOR ", and MICHAEL S. ARMISTEAD, and wife MICHELLE R. ARMISTEAD, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I , JOANN A. HOLLAND, a/k/a MELBA JOANN HOLLAND, the GRANTOR, an unmarried woman, has this day bargained and sold, and by these presents, does hereby transfer, convey and quitclaim unto the GRANTEES, MICHAEL S. ARMISTEAD and wife MICHELLE R. ARMISTEAD, their heirs or assigns, but reserving unto the GRANTOR , a life estate in the real property hereinafter described for and during her natural lifetime, but subject to any provisions to the contrary contained herein, said property being more specifically and particularly described as follows, to-wit:

Being Lot No. 123 on the plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 55 feet on the northeasterly side of Dennywood Drive and runs back 162 feet on on the southeasterly line and 158 feet on the northwesterly line to the southwesterly right of way line of Tennessee Central Railroad, measuring 62 feet thereon.

Being the same property conveyed to Clayton M. Holland, Jr. and wife Joann A. Holland by deed of record in Book 9169, Page 943, Register's Office for Davidson County, Tennessee; and, Clayton M. Holland, jr. died on June 30, 2015, at which time the said property became vested in Joann A. Holland, a/k/a Melba Joann Holland.

The property is improved property known as 2336 Dennywood Drive, Nashville, TN 37214.

LIFE ESTATE: JOANN A. HOLLAND, a/k/a MELBA JOANN HOLLAND, hereby reserves for herself, for and during his natural lifetime, a life estate in and to the real property hereinabove described, including the improvements located thereon and the appurtenances thereto. During her lifetime, JOANN A. HOLLAND will be solely responsible for all insurance, taxes, maintenance and upkeep on the said property, keeping all improvements in the same condition as they are in on the date of the execution of this deed and naming the GRANTEES as an additional insured under her homeowners insurance policy. FURTHER, in the event JOANN A. HOLLAND, fails to reside on the property and use the said property as her homeplace, for any reason, for a period of six (6) consecutive months, the life estate reserved

for her shall cease and ownership and title to the said property shall be vested in MICHAEL S. ARMISTEAD and wife MICHELLE B. ARMISTEAD, or the survivor of them or the survivor's heirs, per stirpes, in fee simple and any and all rights which JOANN A. HOLLAND might have in the property shall cease.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the day and date acknowledged below.

"GRANTOR"

JOANN A. HOLLAND, a/k/a
MELBA JOANN HOLLAND

"GRANTEES"

MICHAEL S. ARMISTEAD

MICHELLE B. ARMISTEAD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOANN A. HOLLAND, a/k/a MELBA JOANN HOLLAND, an unmarried woman and MICHAEL S. ARMISTEAD and MICHELLE R. ARMISTEAD ,husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 14th day of August, 2015.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: June 26, 2017.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 14th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: June 26, 2017.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY