This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

BILL GARRETT, Davidson County
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QUITCLAIM DEED

ADDRESS NEW OWNEER	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mary D. Gilbert 595 Hill Creek Drive Nashville, TN 37211	SAME	Field Book 6D-65550 Map: 147-14 Parcel: 147

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Mary D. Gilbert** , a single person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Barbara DeMerritt**, (the "Grantee"), a **LIFE ESTATE** in and to the below described property for the life of Barbara DeMerritt, so long as she continues to live at the residence. This Life Estate shall be contingent on **Barbara DeMerritt** is living at the residence; and at such time as Grantor no longer resides at the below described property **Barbara DeMerritt** shall pay all expenses of the residence including but not limited to taxes, insurance, utilities, lawn care, monthly mortgage payments, and necessary upkeep and repairs. If Barbara DeMerritt ceases to live at the residence for a period of more than ninety (90) days (regardless of the reason), or gives notice that she no longer desires to continue residing at the residence, or fails to pay all the above referenced expenses of the residence, then the life estate shall then terminate; in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 421 of the Plan of Candlestick Farms, Section 4, as of record in Book 3600, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mary D. Gilbert by deed of record in **Book 7075, Page 12**, Register's Office for Davidson County, Tennessee. And further being the same property previously conveyed to John P. Gilbert and Mary D. Gilbert by deed of record in **Book 4295, Page 592**, Register's Office for Davidson County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 595 Hill Creek Drive, Nashville, Tennessee, 37211.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28th day of August, 2015.

GRANTOR - **Mary D. Gilbert**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary D. Gilbert**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of August, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $-0-.

Affiant

Subscribed and sworn before me this 28th day of August, 2015.

NOTARY PUBLIC

My Commission Expires:_____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016