BILL GARRETT, Davidson County
Trans:T20150076734 DEEDQC
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Fees:12.00 Taxes:0.00
20150909-0091607

Life Estate Deed

This Deed is made on this day of August 31, 2015, between the Grantor Mary Maggart Jones of address 1021 Woodslake Drive, Madison, Tennessee 37115 and the Grantee Linda Jones Groom of address 116 Pinnacle Place, Smyrna, Tennessee 31767.

WITNESSETH, That the Grantor, for good and valuable consideration of the sum of Ten Dollars ($10.00) paid by the Grantee, the receipt of which is hereby acknowledged, does grant, sell and convey unto the said Grantee, all the rights, title, interest, claim or demand that the Grantor may have in the following described real property:

Property Address:
1021 Woodslake Drive, Madison, Tennessee 37115

Legal Description:

LAND in Davidson County, Tennessee being Lot No. 136 on the Plan of Primose Acres, Section 2, of Record in Book 2900, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. SAID Lot No. 136 fronts 115.4 feet on the northwesterly side of Woodslake Drive extends back 161 feet on the northeasterly line and 223.4 feet on the southwesterly line to a dead line in the rear measuring 130 feet thereon.

Prior instrument reference: Quitclaim Deed, Document No. 20140218-0013973.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life.

Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.

EXECUTED this day of September 9, 2015

Grantor MARY MAGGART JONES Grantee LINDA JONES GROOM

Signature Mary Maggart Jones Signature Linda Groom

STATE OF Tennessee

COUNTY OF Davidson

On this day, personally appeared before me, Mary Maggart Jones and Linda Jones Groom, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of September 9, 2015.

LIFE ESTATE DEED

OF MARY MAGGART JONES

Notory Signature: _____

My commission expires June 21, 2016

DEVERICK COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 21, 2016

Date September 9, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- _____ Affiant
Subscribed and sworn before me this the
9 Day of September, 2015.
Brandi Wells, Deputy Register

MAP 33-15
Parcel 49

Prepared by:
Linda Croom
116 Pinnacle Place
Smyrna, TN. 37167

Recording Requested by and
When Recorded Mail to:
Mary Maggart Jones
1021 Woodslake Dr.
Madison, TN 37115

Mail TAX Statement To:
Mary Maggart Jones
1021 Woodslake Dr.
Madison, TN 37115