PREPARED BY:
Linda D. Oaks
4837 Lickton Pike
Whites Creek, TN 37189

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Linda D. Oaks
4837 Lickton Pike
Whites Creek, TN 37189

MAIL TAX STATEMENTS TO: (New Owner)
Linda D. Oaks
4837 Lickton Pike
Whites Creek, TN 37189

BILL GARRETT, Davidson County
Trans:T20150077898 DEEDQC
Recvd: 09/14/15 12:17 3 pgs
Fees:17.00 Taxes:0.00
20150914-0092976

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 14th day of September, 2015, between Lurton C. Oaks, whose address is 4837 Lickton Pike, Whites Creek, Tennessee 37189, and Nancy B. Oaks, whose address is 4837 Lickton Pike, Whites Creek, Tennessee 37189, a married couple("Grantors"), and Lurton C. Oaks, a married person, whose address is 4837 Lickton Pike, Whites Creek, Tennessee 37189, Nancy B. Oaks, a married person, whose address is 4837 Lickton Pike, Whites Creek, Tennessee 37189, and Linda D. Oaks, a single person, whose address is 4837 Lickton Pike, Whites Creek, Tennessee 37189 ("Grantees").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Remise, Release, AND FOREVER Quitclaim to Grantees, as Joint Tenants with Right of Survivorship, the property located in davidson County, Tennessee, described as:

E. side Lickton Pike & S. of Ingram Road (legal on page 3)

Prior instrument reference: General Warranty Deed, Volume/Book 3892, Page 518, Document No. —, of the Recorder of Davidson, Tennessee, recorded Wednesday, May 19, 1965.

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

EXPRESSLY RESERVING unto the Grantors and the Grantors assign a life estate in the above described property. The Grantors shall have full ownership, possession and use of the property during the term of the Grantors' natural life, and upon the expiration of the

Grantors' natural life, the Grantors' interest in the above described property shall revert to the Grantees.

Grantors grant all of the Grantors' rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantors nor Grantors' heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 03100006900

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 14th day of Sept, 2015.

Lurton C. Oaks

Lurton C. Oaks, Grantor

Nancy B Oaks

Nancy B. Oaks, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Luton C. Oaks Nancy B Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 14th day of Sept., 2015

Judith A Anderson

Notary Public

My Commission expires 5-6-2019.

JUDITH A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 14th day of Sept., 2015.

Lurton C. Oaks

Lurton C. Oaks, Grantee

Nancy B Oaks

Nancy B. Oaks, Grantee

Linda D. Oaks

Linda D. Oaks, Grantee

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
14th Day of Sept, 2015
S. Chandler, Deputy Register

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lurton C. Oaks, Nancy B. Oaks, Linda D. Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 14th day of Sept., 2015

Judith A Anderson

Notary Public

My Commission expires 5-6-2019 ~~5-6-2019~~.

JUDITH A. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $_____, and the true value that the property would command at a fair and voluntary sale is $_____.

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Robert L. Sylar, March 13, 1965, as follows:

Beginning at a point in the center line of Lickton Pike at the southwest corner of the Ernest Epley Property; thence with Epley's line, South 85° 50' East 190 feet to a point in White's Creek; thence following the Creek, South 37° 40' East 216.61 feet to a point on the bank of the creek, continuing South 10° 33' East 321.20 feet along Zimmerle Property line and along a fence; thence leaving Zimmerle Property line, North 85° 49' West 492.22 feet to a point in the center line of the Lickton Pike; thence with the Pike, North 13° 06' East 491.50 feet to the point of beginning, containing 4.0 acres more or less.