THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Patricia A. Richards
1930 Moran Avenue
Nashville, TN 37216

Send Tax Bills To
Same

Parcel Id.
073 05 0 045.00

Quitclaim Deed

Grantor: Patricia A. Richards (unmarried)
Grantee: Ruth Richards

Grantor, quitclaims to Grantee, for Grantee's life; with the remainder to Patricia A. Richards, as remainderman; in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

CERTAIN tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 44 on the Plan of Virginia Manor of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Richards by deed from Alphonso Jackson, Secretary, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20060714-0085160 Register's Office for Davidson County, Tennessee.

This is improved property known as: 1930 Moran Avenue, Nashville, TN 37221.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $46,450.00 in the Grantee, who holds this partial interest as a life estate with the Grantor, Patricia A. Richards, who holds the remainder interest.

Patricia A. Richards, Grantor

BILL GARRETT, Davidson County
Trans:T20150085940 DEEDQC
Recvd: 10/08/15 11:58 2 pgs
Fees:13.00 Taxes:171.87
20151008-0102790

State of Tennessee
County of Sumner

Personally appeared before me, Patricia A. Richards, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on October 7, 2015.

Notary Public
My commission expires: 7-3-2017

GARY W TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 46,450.00 .

Subscribed and sworn to before me on October 7, 2015.

Ruth Richards by Patricia A. Richards attorney in fact
Ruth Richards by Patricia A. Richards as Attorney in Fact,
Affiant

Notary Public
My commission expires: 7-3-2017

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by Ruth E. Richards and recorded on June 10, 2014, as Instrument Number 20140610-0050487, Register's Office for Davidson County, Tennessee. Patricia A. Richards does hereby certify under oath that Ruth E. Richards is now living and to her knowledge she has not revoked said Power of Attorney.

GARY W TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON