BILL GARRETT, Davidson County
Trans:T20160012348 DEEDQC
Recvd: 02/16/16 10:00 3 pgs
Fees:17.00 Taxes:0.00
20160216-0014128

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Andrew J. Thomas, Jr., *et al.* 805 Falcon Drive Madison, TN 37115	SAME	12910004200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Thelma T. Clanton, the Grantor, in order to terminate a life estate, by these presents does hereby quitclaim and convey unto Andrew J. Thomas, Jr. and William Eric Thomas, as tenants in common, to each a one-half (½) undivided interest, in fee simple, the Grantees, their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Lot No. 65, as shown on the Plan of West Meade Park, Section 3, as of record in Book 3300, Page 23, Register's Office for Davidson County, TN.

Said Lot No. 65 fronts 145 feet on the northwesterly side of Ellesmere Road, and extends back 581.6 feet on its northeasterly line and 609.6 feet on its southwesterly line, to a dead line, measuring 156 feet thereon.

Being the same property conveyed to Thelma T. Clanton, individually, by Special Warranty Deed from Thelma T. Clanton, Executrix of the Estate of Canzy G. Starling, of record in Book 9866, Page 703, Register's Office for Davidson County, Tennessee.

Being also the same property inherited by Thelma T. Clanton, pursuant to the Last Will and Testament of Canzy G. Starling, of record in Instrument No. 20160216-0014127, said Register's Office

This is improved property known as 6628 Ellesmere Road, Nashville, TN 37207.

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

Witness my hand this 11th day of February, 2016.

GRANTOR:

Thelma T. Clanton

THELMA T. CLANTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thelma T. Clanton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 11th day of February, 2016.

Notary Public

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 10/7/19

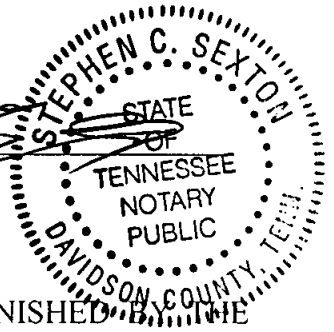
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Thelma T Clanton

Affiant

Subscribed and sworn to before me, this 11th day of February, 2016.



Notary Public

Commission Expiration Date: 10/7/19

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.