Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 5400
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160027593 DEEDQC
Recvd: 04/05/16 13:20 2 pgs
Fees:12.00 Taxes:0.00
20160405-0032564

QUITCLAIM DEED

ADDRESS NEW OWNER:
Brett Arthur Sheriff
2114 19th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 118-01
Parcel 8

For and in consideration of $10.00 cash in hand paid and other good and valuable consideration, **Brett Arthur Sheriff** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Brett Arthur Sheriff**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 94 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 94 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Mary Jenkins Hardin by deed recorded as instrument 20050620-0070625, said Register's Office. The said Mary Jenkins has since died; pursuant to her Last Will and Testament (filed with the Probate Court for Davidson County, Tennessee, under Docket Number 15P1977), the said property was devised unto Brett Arthur Sheriff.

In the conveyance to Mary Jenkins Hardin by deed from Rachel Helen Cleveland, of record as Instrument 20050620-0070625, the Scrivener failed to note that the **LIFE ESTATE** of Bessie M. Stinnett (as reserved in the Deed of Record in Book 6263, page 395) was **terminated upon the death of Bessie M. Stinnett**.

This is improved property known as **1405 Beechwood Avenue; Nashville, TN 37212.**

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 5 day of April, 2016.

GRANTOR:

Brett Arthur Sheriff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Brett Arthur Sheriff** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of April, 2016.

NOTARY PUBLIC

My Commission Expires:

1-6-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 5 day of April, 2016.

NOTARY PUBLIC

My Commission Expires:

1-6-20