QUITCLAIM DEED - *Retaining a Life Estate*

The actual consideration or value for this transfer is $ -0-

Michele Kirkpatrick Ealey
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29 day of JUNE, 2016

NOTARY PUBLIC
My Commission Expires: 03/03/2020

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Davidson County DEEDQC
Recvd: 06/29/16 14:31 4 pgs
Fees:22.00 Taxes:0.00
20160629-0066519

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Martha Bybee Kirkpatrick, L.E.		
Michele Kirkpatrick Ealey, &	Michelle K. Ealy	
Meagan Elizabeth Ealey, JTwROS	1008 Kidron Way	044 11 0A / 101.00
1104 Birdsall Street	Hendersonville, TN. 37075	044 15 0 / 389.00
Old Hickory, Tennessee 37138		

FOR LOVE AND AFFECTION for my daughter and granddaughter, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **Michele Kirkpatrick Ealey**, and **Meagan Elizabeth Ealey**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARTHA BYBEE KIRKPATRICK,** an unmarried woman, **Retaining a Life Estate**, the GRANTOR herein, by these presents do hereby transfer, QuitClaim and convey the ***remainder*** unto:

MICHELE KIRKPATRICK EALEY, (married) and **MEAGAN ELIZABETH EALEY**, (unmarried) to hold as ***"ordinary"*** (common law) **Joint Tenants with the Right of Survivorship**, and ***not*** as Tenants in Common, the GRANTEES herein, their heirs and assigns all our right title and interest, equitable and otherwise, in certain tracts or parcels of land located in **Davidson** County, State of Tennessee, described as follows:

TRACT I
511 Jones Pointe, Unit A-1, Old Hickory, TN. 37138
Tax Map: 044 11 0A / 101.00 CO

LAND in Davidson County, Tennessee, being Unit No. A-1, Parcel 101, on the Plan f Lakeside Retirement Condominiums, according to the Master Deed of record in Book 7977, page 92, as re-recorded in Book 8164, page 151, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 8164, page 151, 153, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Martha B. Kirkpatrick, unmarried, from Arlin L. McRae and Norma Jean McRae, husband

wife, by deed recorded October 6, 2010 as Instrument No. 20101006-0080014, Register's Office for Davidson County, Tennessee.

TRACT II
1104 Birdsall Street, Old Hickory, TN. 37138
Tax Map: 044 15 0 / 389.00

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Village of Old Hickory, Tennessee, Sec. "B", of record in Book 1424, Page 67, Register's Office for said County.

SAID Lot No. 56 fronts 53.2 feet on the Westerly side of Birdsall Street and runs back between lines, 87.1 feet on the Northerly line and 87 feet on the Southerly line, to a dead line in the rear on which it measures 54 feet.

BEING the same property conveyed to Domer Kirkpatrick and wife, Martha Kirkpatrick, from Rachel Opal Warise, a widow, by deed recorded August 28, 1956 in Book 2592, Page 184, Register's Office for Davidson County, Tennessee. Domer Kirkpatrick having died on May 27,1996, leaving his widow Martha Kirkpatrick as surviving tenant by the entirety.

Martha Kirkpatrick, Martha B. Kirkpatrick, and Martha Bybee Kirkpatrick being one and the same person.

The above descriptions are the same as in the previous deeds of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2016,
Tract I: Master Deed, Covenants & Restrictions, for Lakeside Retirement Village Condominiums as shown of record in Book 7977, page 92, Book 8164, page151, and Charter of record in Book 7876, page 460, said Register's Office.
Tract II: All matters shown on the Plan of record in Book 1424, page 67, Telephone line easement of record in Book 662, page 743, Right-of-way easement of record in Book 626, page 556, Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, all in said Register's office.

This is improved property known as: 511 Jones Pointe #A-1 & 1104 Birdsall St; Old Hickory, TN 37138.

Witness my hand this 29th day of JUNE, 2016.

Martha Bybee Kirkpatrick
MARTHA BYBEE KIRKPATRICK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named **MARTHA BYBEE KIRKPATRICK**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 29th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

****

This Instrument was Prepared by:

Johnny Ellis
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@.JohnnyEllis.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com