QUITCLAIM DEED

Prepared By: John G. Doak, Sr., Esq. TBA 002343, 2525-A Lebanon Pike, Nashville, TN 37214-2414
From **Unverified Information** Provided by Grantor and Grantees

Grantor: Thelma Louise Grimsley, reserving a life estate to herself
Grantees : Cynthia G. Begnaud and Gregory D. Grimsley, Sr. Remainderpersons, Tenants in Common
Property Address 2436 Pleasant Springs Lane, Hermitage TN 37076

Send Tax Bills To: Thelma Louise Grimsley, 2436 Pleasant Springs Lane, Hermitage TN 37076

Map & Parcel 064-16-0-D-157.00

STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is: $None

Affiant

Sworn to and subscribed before me on 8/4/2016.

Notary Public

Commission Expires on: 11/15/2016

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR LOVE AND AFFECTION but No Monetary Consideration, Grantor, Thelma Louise Grimsley, hereby reserves to herself a life estate (measured by her life), in and to the hereinafter described property and quitclaims, transfers, and conveys, the remainder therein to Grantees, Cynthia G. Begnaud and Gregory D. Grimsley, Sr. To Have And To Hold the same, **as Tenants In Common**.

LAND in Davidson County, Tennessee, being Lot No. 305 on the Plan of Section Three, Truxton Park of record as Instrument ID No. 20011024-0116272, Register's Office For Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same real property conveyed to Thelma Louise Grimsley, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by instrument ID No. 20020905-0107566, Register's Office for Davidson County, Tennessee (RODC).

This is improved property known as 2436 Pleasant Springs Lane, Hermitage, TN 37076

This conveyance is made subject to any and all subdivision restrictions, and to all matters of record, and to all matters shown on or referred to in instrument Id No. 20011024-0116272, Register's Office for Davidson County Tennessee County.

IN WITNESS WHEREOF I have hereunto set my hand on 8/4/2016.

Thelma Louise Grimsley

STATE OF TENNESSEE

Before me, the undersigned, a "Notary Public" in and for Tennessee, personally appeared the above named Grantor, Thelma Louise Grimsley, to me personally known, and swore to, subscribed, and acknowledged that she had executed the within instrument for the purposes described therein, and as her own free act and deed on 8/4/2016.

Witness my hand & Official Seal or Stamp at Nashville, TN, on 8/4/2016.

Notary Public

My Commission Expires: 11/15/2016

JOHN G. DOAK, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160068906 DEEDQC
Recvd: 08/09/16 12:57 1 pgs
Fees:12.00 Taxes:0.00

20160809-0082806