BILL GARRETT, Davidson County
Trans:T20160114800 DEEDQC
Recvd: 12/29/16 15:10 3 pgs
Fees:17.00 Taxes:0.00
20161229-0137093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

John Beam
Affiant

Subscribed and sworn to before me this 22nd day of December, 2016.

Leslie Walsh
Notary Public

My Commission expires: 3.20.19

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Rita Singer **4924 Buena Vista Pike** **Nashville, TN 37218**	**Mark Singer** **2011 Bethel Lane** **Ashland City, TN 37015**	**0590005300**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Mark Singer and Michael Karl Singer, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim an undivided equal remainder interest to the property described below unto Katrina Neal, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, May 22, 1967, as follows:

BEGINNING on the easterly margin of Buena Vista Pike at a point 160 feet south on the southwest corner of the property conveyed to Henry Peck, of record in Book 2994, page 377, Register's Office for said County; thence north 69° east 444.7 feet to the center of Whites Creek; thence south 50° 30' east 172.3 feet; thence south 69° west 533.4 feet to the easterly margin of Buena Vista Pike; thence with the same, northerly 150 feet to the beginning, containing 1.72 acres, more or less.

BEING the same property conveyed to Patrick Rowan Singer (deceased) and wife Rita Geist Singer, from L.R. Grimes, Jr., Trustee, by Warranty Deed dated February 6, 1968, of record in Book 4211, Page 759, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark Singer and Michael Singer, reserving a life estate in Rita Catherine Singer (a/k/a Rita Geist Singer) by Double Quitclaim Deed dated April 26, 2016 of record in Instrument Number 20160429-0042132, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 4924 Buena Vista Pike, Nashville, TN 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of November, 2016.

Mark Singer

Michael Singer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at Nashville, Tennessee, this 3rd day of November, 2016.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My Commission expires: 3.20.19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Karl Singer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 30th day of November, 2016.

Notary Public

JENNIFER B. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission expires: Nov. 3, 2020

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.