Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Tammy Jo Grigsby 3050 Jenry Drive Nashville, TN 37214
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NO.:	08511004500

BILL GARRETT, Davidson County
Trans:T20160114874 DEEDQC
Recvd: 12/30/16 08:07 3 pgs
Fees:17.00 Taxes:0.00
20161230-0137166

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

(FOR LIFE ESTATE)

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Gerald Anthony Grigsby** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Tammy Jo Grigsby**, (herein "Grantee"), **a life estate** in my one-half interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 84 on the Plan of Stanford Country Club Estates, Section III, as of record in Bok 2900, Page 67, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Jenry Drive at the corner of Lots 83 and 84; thence with the line between said lots, northwesterly 140.9 feet to a point in the east line of Lot No. 102; thence along the east line of Lot no. 102 and 16, southwesterly 151.48 feet to the northerly margin of Myrick Drive; thence with the margin of said Drive, easterly 94.8 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the westerly margin of Jenry Drive; thence with the margin of the same, northerly 115 feet to the point of beginning.

Being the same property conveyed to Gerald A. Grigsby and wife, Patsy R. Grigsby, from James Bethel Barnes and wife, Bettie S. Barnes, by Deed recorded on August 11, 1976, in Book 5056, Page 369, Register's Office for Davidson County, Tennessee. Gerald A. Grigsby died on August 2, 2013, leaving Patsy R. Grigsby as the sole surviving tenant by the entirety. Patsy R. Grigsby is one and the same person as Patsy Ruth Grigsby. Gerald A. Grigsby is one and the same person as Gerald Alexander Grigsby. Patsy R. Grigsby left the following heirs at law: Gerald Anthony Grigsby and Tammy Jo Grigsby. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20161230-0137165, said Register's Office.

This property is commonly known as 3050 Jenry Drive, Nashville, TN 37214.

The Life Tenant shall pay taxes and keep the property insured.

After the death of the Life Tenant, Grantor's one-half interest shall be vested in Grantor.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of December 2016.

Gerald Anthony Grigsby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gerald Anthony Grigsby**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of December 2016.

Notary Public
My Commission Expires: 7-3-17

CHRISTY BROWN COLLINS
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $Zero

Affiant

Subscribed and sworn to before me this 29th day of December 2016

Notary Public
My Commission Expires 07-03-17

CHRISTY BROWN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JULY 3, 2017