Prepared By:
Wade Stewart Christian
317 Linda Ln
Madison, Tennessee 37115

After Recording Return To:
Wade Stewart Christian
317 Linda Ln
Madison, Tennessee 37115

BILL GARRETT, Davidson County
Trans:T20170015590 DEEDQC
Recvd: 02/22/17 10:54 3 pgs
Fees:17.00 Taxes:0.00
20170222-0017758

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 22, 2017 THE GRANTOR(S),

- Wade Stewart Christian, a married person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Deborah Gail Christian and Wade Stewart Christian, a married couple, residing at 317 Linda Ln, Madison, Davidson County, Tennessee 37115

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: Land in 11th Civil district of Davidson Co, part of lot 3 on map of subdivision of Dr William Williams land pan book 2 page 128

(see next page - continuation)

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

No money exchanged

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wade Stewart Christian, Affiant
Subscribed and sworn before me this the
22 Day of Feb, 2017.
L. Chandler, Deputy Register

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 06116003000

Mail Tax Statements To: (New Owner)
Wade Stewart Christian
317 Linda Ln
Madison, Tennessee 37115

[SIGNATURE PAGE FOLLOWS]

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of the Subdivision of Dr. William Williams' Land, of record in Plan Book 2, page 128, of the Chancery Court at Nashville, and described as follows:
BEGINNING at a point in the center line of Greenland Avenue 297 feet east of the northeast corner of Lot No. 36 on the Map of the Subdivision of Part of the Greenland Tract, of record in Book 421, page 40, Register's Office for said County; thence southwardly, parallel with the easterly line of Lot No. 36, 340 feet to the north line of the property conveyed to Edwin Farris Bills and wife, by deed of record in Book 1316, page 397, said Register's Office; thence along Bill's northerly line, easterly 80 feet to a point; thence northerly 340 feet to the center of Greenland Avenue; thence with the center of the same westerly 80 feet to the point of beginning.

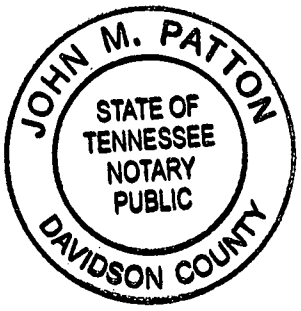
BEING THE SAME PROPERTY CONVEYED TO WADE STEWART CHRISTIAN by deed in Book 8366, PAGE 798, RODC., TN

Grantor Signatures:

DATED: 2/22/17

Wade Stewart Christian

Wade Stewart Christian
317 Linda Ln
Madison, Tennessee, 37115.



STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 22nd day of February, 2017, before me personally appeared Wade Stewart Christian, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary Public
Title (and Rank)

My commission expires 3/17/2020

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Wade Stewart Christian
Affiant
Affiant's Name: Wade Stewart Christian