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 10:55 3 pgs
Fees:17.00 Taxes:0.00
20170222-0017759

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 Madison, in the County of Davidson, State of Tennessee:

Legal Description: Land in Davidson Co, lot no. 7 on map of blair heights section IV.

(Continued on next page)

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

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: 04216011300

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

[SIGNATURE PAGE FOLLOWS]

LAND in Davidson County, Tennessee; being Lot No. 7, on the Map of Blair Heights, Section IV, as shown on plat of record in Plat Book 2331, page 60, 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 WADE S. CHRISTIAN by deed as INSTRUMENT # 20080225-0018142, RODC., TN.

Grantor Signatures:

DATED: 2/22/17

Wade Stewart Christian

Wade Stewart Christian
317 Linda Ln
Madison, Tennessee, 37115

JOHN M. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$
Wade Stewart Christian, Affiant
Subscribed and sworn before me this the
22 Day of Feb, 20 17.
L. Chandler, Deputy Register