BILL GARRETT, Davidson County
Trans:T20170022547 DEEDQC
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Fees:17.00 Taxes:0.00
20170316-0025847

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE PARTIES HERETO AND SHOWN HEREIN.

SEND TAX BILLS TO:
NEW OWNER:
MARJORIE GRAHAM
(LIFE EST)
500 YELLOWSTONE COURT
ANTIOCH, TN 37013

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 175 GROUP 4-A PARCEL 97

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MARJORIE GRAHAM, A WIDOW, have this day bargained and sold and by these presents do hereby convey and quitclaim unto GAYLE NEFF, her heirs and assigns, the following described parcel of land EXPRESSLY RESERVING A LIFE ESTATE INTEREST THEREIN UNTO MYSELF, MARJORIE GRAHAM. Said parcel of land IS more particularly described as follows:

LAND in Davidson County, Tennessee, being all of UNIT NO. 16B of UNIT 16 on the Plan of Final Plat Park Place Subdivision, Phase II, of record in Instrument No. 20020530-0065765; and as shown as in Exhibit "E" to the Master Deed of record in Instrument No. 20010214-0014161 re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191 and re-recorded in Instrument No. 20011212-0136927 and amended in Instrument No. 20030710-0095634, re-recorded in Instrument No. 20030915-0134956, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David Graham and wife, Marjorie Graham, by Warranty Deed from Landmark Homes of Tennessee, Inc. of record in Instrument No. 20041203-0144315, dated November 24, 2004. David Graham predeceased Marjorie Graham leaving her as the sole owner of subject property.

SUBJECT to all matters of record in Plat Instrument 20030915-0134956, RODCT.

SUBJECT to easements and/or restrictions of record in Book 11491, Page 719; Book 11539, Page 799; Book 11672, Page 447; Book 5897, Page 191; Book 435, page 507, Book 5041, Page 433; as amended in Book 9729, Page 54, addendum of record in Book 10491, page 211, RODCT.

SUBJECT TO MASTER DEED AND BY-LAWS of record in Instrument No. 20010214-0014161; re-recorded in Instrument No. 20010702-0069590; as amended in Instrument No. 20011019-0114191; re-recorded in Instrument No. 20011212-0136927; as amended in Instrument No. 20030710-0095634; re-recorded in Instrument No. 20030915-0134956, RODCT.

SUBJECT to any and all easements and/or restrictions of record in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this the 10th day of March, 2017.

Marjorie Graham
MARJORIE GRAHAM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARJORIE GRAHAM, A WIDOW, the bargainor, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 10th day of March, 2017.

Teresa J. Bennett
NOTARY PUBLIC

TERESA J. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. 07-23-2018

MY COMMISSION EXPIRES: _____

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- QUITCLAIM, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me,

this the 10th day of March, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

