BILL GARRETT, Davidson County
Trans:T20170023662 DEEDQC
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Fees:17.00 Taxes:0.00
20170320-0027178

QUIT CLAIM DEED
STATE OF TENNESSEE
COUNTY OF DAVIDSON

This indenture made this day of MARCH 4, 2016, between MATTIE PEARL SMITH as GRANTOR, and WAYNE ARTHUR SMITH as GRANTEE presently convey the remainder estate, to pass at my death to GRANTEE, preserving a life estate to myself.

WITNESSETH: That the GRANTOR, on behalf of himself, his heirs, executors, administrators, successors, representatives and Assigns, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document and does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, on behalf of himself, his heirs, executors, administrators, successors, Representatives and assigns, all the right, title, interest, claim or demand, which the GRANTOR may have had in and to the following described property:

Address: 2956 MC GAVOCK PIKE, NASHVILLE TN 37214 as the commonly known address of approximately three acres.

Lot: 12,13 Tract: PLAN OF SUNSET VIEW according to a survey made by J.W. Carrigan, Oct. 26, 1945, 3rd civil dist. Of Davidson County Parcel: 3D 43144. Plat Book #3673, page 379, and restrictive covenants of record in Book 1468, page 405, and Register's office for Davidson County, Tennessee.
Legal Description: Beginning on the easterly margin of McGAVOCK Pike at the corner of lots Nos. 13 and 14; thence with said Pike, Southwardly 200 feet to the top of bluff and down said bluff to the low water mark of Cumberland River; thence with said low water mark, Northerly 200 feet more or less to the corner of Lots Nos 13, and 14; thence with the line between said two lots, Westwardly to the top of bluff and continuing in the same direction 446.5 feet to the beginning.

Being the same property conveyed to Milton Henderson wife, Joyce C. Henderson by deed from V.L. Brown and wife,

Leah Frances Brown, of record in Book 3673, page 379, Register's Office for Davidson County, Tennessee.
Current Source of Title: Book 4290, Page 372.
William Albert Smith is now deceased.

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and
Seal, the day and year first above written.

Mattee Pearl Smith DATE 3-8-16
GRANTOR
Signed, Sealed, Sworn to and delivered in the presence of:
---------- NOTARY PUBLIC

Notary's Acknowledgment

State of Tennessee
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
_____, Affiant
Subscribed and sworn before me this the
30 Day of March, 2017.
S Chandler, Deputy Register

On 3/8/16 before me,
Kaitlyn I Fox, a notary public,
personally appeared Mattie Pearl Smith

___, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing is true and correct.

WITNESS my hand and official seal.

Kaitlyn L Fox

Signature of Notary Public

Kaitlyn L Fox

Printed Name Notary Public for the State of

Tennessee

KAITLYN L. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Residing at: 4636 Lebanon Pike
Hermitage, TN 37076

[NOTARIAL SEAL] **My commission expires:** 04/24/2018

Witness 1: Shelah Ambrosius
Date 3/8/16 **Telephone** (615)871-4627

Witness 2: Emily Myr
Date 3/8/16 **Telephone** 615-871-4627

Prepared by: Wayne A. Smith, 2956 Mc Gavock Pike, Nashville, TN 37214

Send Tax bills to: Mattie P. Smith 2956 Mc Gavock Pike, Nashville, TN 37214.

MAP 73-2, PARCEL 103.

New Owner: Wayne A. Smith
728 Gateview Ave.
Albany, CA 94706