This Instrument Prepared By:

Travenia A. Holden
Holden Law Office
1037 West Main Street, Suite C
Lebanon, TN 37087

BILL GARRETT, Davidson County
Trans:T20170024341 DEEDQC
Recvd: 03/22/17 13:23 3 pgs
Fees:17.00 Taxes:0.00
20170322-0028051

QUITCLAIM DEED
(LIFE ESTATE RESERVED)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Brenda Clinard 505 Bismark Drive Nashville, TN 37210	Same	Map & Parcel: 095 10 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 (S10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, HUBERT NICKELS,(hereinafter "Grantors") hereby retains a life estate interest and does assign, transfer, convey and quitclaim unto BRENDA CLINARD (hereinafter "Grantee") an undivided interest in all rights, title and interest in certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being shown as Tract No. 3 on a copy of survey made by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows:

BEGINNING at a point on the northwesterly margin of Bismark Drive, said point being 140 feet northwesterly from the southeasterly corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, said Register's Office; thence northwesterly 342 feet, more or less to the center line of Mill Creek; thence with the center line of Mill Creek, northwesterly 71, feet more or less to a point; thence southeasterly 378.2 feet, more or less to a point in the northwesterly margin of Bismark Drive; thence with the margin of the same, southwesterly 70 feet to the point of the beginning.

BEING the same property conveyed to R.T. Presley and wife, Helen S. Presley by deed from James A. Lovell and wife, of record at Book 3534, Page 599, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Hubert Lee Nickels and wife, Virginia Nickels, by Warranty Deed from R.T. Presley and wife, Helen of record in Book 3538, Page 543, of the Register's Office for Davidson County, Tennessee.

The Grantor hereby retains a life estate interest for his life in the above-described real property.

The Grantee, subject to the Life Estate, reserved by Grantor, shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(3), is $-0-.

Hubert Nickels

SUBSCRIBED AND SWORN TO before me this 11th day of March, 2017.

CANDIE LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-13-2021

This is improved property located at 505 Bismark Drive, Nashville, TN 37210

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Current source of title 20170322-0028050 ROD

Hubert Nickels

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, Hubert Lee Nickels, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 1-13-2021

CANDIE LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY