BILL GARRETT, Davidson County
Trans:T20170043018 DEEDQC
Recvd: 05/19/17 16:14 3 pgs
Fees:17.00 Taxes:0.00
20170519-0050200

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Everett M. Drake
2817 Bronte Avenue
Nashville, Tennessee 37208

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 072-10-0
Parcel 132.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAURA FLOWERS**, who is not married (hereinafter the "Grantor"), does hereby quitclaim and convey unto **EVERETT M. DRAKE**, (hereinafter the "Grantee"), and Grantee's successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land at 2817 Bronte Avenue, in Nashville, Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

This is improved property known as 2817 Bronte Avenue, in Nashville, Davidson County, Tennessee, 37216.

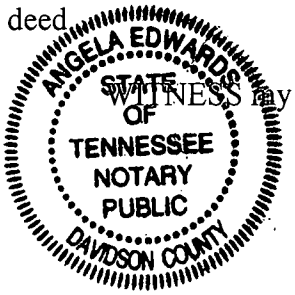
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including applicable zoning laws and restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of May, 2017.

Laura Flowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Flowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.



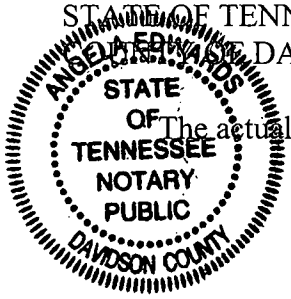
WITNESS my hand and official seal, this 15th day of May, 2017.

NOTARY PUBLIC

My commission expires:

May 3, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2017.

Notary Public

My commission expires:

May 3, 2021

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Dugger Brothers' resubdivision of the Rucker lands, as of record in Book 1130, Page 20, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joe Sylvester Harper and wife, Lula Mai Harper, by deed from Buford Dwight Horn and wife, Eunice Horn, of record in Book 3909, Page 965, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

Joe Sylvester Harper, husband of Lula Mai Harper, the Grantor herein, having since died on August 6, 1988, survived by said Lula Mai Harper and vested in her as surviving tenant by the entireties.

Lula Mai Harper expressly reserves for and during her natural life a life estate in and to the aforedescribed tract of land.

This is improved property known as 2817 Bronte Avenue, Nashville, Tennessee 37216.

This is the same property conveyed to Bernice S. Dawson, Laura Flowers, and Everett M. Drake by Lula Mai Harper by Quitclaim Deed of Record at Book 11709, Page 766, Register's Office of Davidson County, Tennessee.