Map: 59-10
Group: _____
Parcel: 83

This instrument prepared by
Tillman W. Payne, III, Attorney
1907 21st Avenue South
Nashville, Tennessee 37212

Send Tax Bills to: Danny Brown
P.O. Box 280685
Nashville, TN 37228

And New Owner

BILL GARRETT, Davidson County
Trans:T20170053665 DEEDQC
Recvd: 06/22/17 14:34 2 pgs
Fees:12.00 Taxes:0.00
20170622-0063054

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Danny Brown, grantor, for an in consideration of the monetary sum of Two Hundred Fifty and No/100 Dollars ($250.00) per month subject to reasonable cost of living adjustments, does hereby convey, release and quitclaim unto his daughter, KRISTEN L. BROWN, a life estate, the remainder of which will revert back to the grantor, in and to a certain tract or parcel of land, 4033 Buena Vista Pke., in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Haynes Estate, Section I, as of record in Book 3700, page 127, Register's Office for said County.

Said Lot No. 26 fronts 77 feet on the westerly side of Buena Vista Pike and runs back between parallel lines 132.5 feet to a line in the rear on which it measures 77 feet thereon.

BEING the same property conveyed to Danny F. Brown and wife, Brenda Brown by deed from the heirs at law of Laura L. Williams of record in Book 4749, page 217, Register's Office for said County.

AND BEING the same property conveyed from Brenda Brown to ex-husband Danny Brown, by quitclaim deed and Instrument No. 200012130122713, Register's Office for said County.

THE GRANTOR HEREIN, DANNY F. BROWN, SPECIFICALLY RETAINS A REMAINDER ONCE LIFE ESTATE EXPIRES TO THE ABOVE DESCRIBED PROPERTY

The preparers of this instrument have not made a title examination of the herein described property and no assurance is made of title.

Grantee is responsible for 2017 and subsequent taxes.

TO HAVE AND TO HOLD A LIFE ESTATE IN said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ***KRISTEN L. BROWN***, her FOR HIS LIFETIME.

WITNESS my signature on this the 21 day of June, 2017.

D. F. Brown
DANNY F. BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named ***DANNY F. BROWN***, with whom I am personally acquainted or who proved his identity 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 official seal at office this the 21 day of June, 2017.

T Payne III
NOTARY PUBLIC
My commission expires: 11/3/20

TILLMAN W PAYNE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ($ -0-).

D. F. Brown
AFFIANT

Subscribed and sworn to before me this the 21 day of June, 2017.

T Payne III
NOTARY PUBLIC

My Commission Expires: 11/3/20

TILLMAN W PAYNE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON