Prepared By:
Lisa Y. Daniel
320 Bowwood Drive
Nashville, Tennessee 37217-2302

After Recording Return To:
LISA Y. DANIEL
320 BOWWOOD DRIVE
NASHVILLE, Tennessee 37217-2302

BILL GARRETT, Davidson County
Trans:T20170061016 DEEDQC
Recvd: 07/17/17 16:15 4 pgs
Fees:22.00 Taxes:0.00
20170717-0071870

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 12, 2017 THE GRANTOR(S),

- Edward Gilbertson, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Daniel Children's Trust Fund, Lisa Y. Daniel, Trustee, residing at 320 Bowwood Drive, Nashville, Davidson County, Tennessee 37217-2302

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Legal Description: See attached *Schedule A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described

real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 11904015100
New Owner +
Mail Tax Statements To:
LISA Y. DANIEL
320 BOWWOOD DRIVE
NASHVILLE, Tennessee 37217-2302

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: July 12, 2017

Edward Gilbertson
320 Bowwood Drive
Nashville, Tennessee, 37217-2302

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 12th day of July, 2017, before me personally appeared Edward Gilbertson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

NANCY E. ROHLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nancy E Rohling
Notary Public

Notary - Davidson Cty, TN
Title (and Rank)

My commission expires 9-10-18

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Edward Gilbertson
Affiant
Affiant's Name: Edward Gilbertson

Exhibit A

return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/17/08 09:31 2 pgs
Fees:13.00 Taxes:832.13
[redacted]
20081117-0112961

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF D...

Subscribed and sworn to before me, this 14th day of November 2008.

Notary Public
My commission expires: 11-22-10

03-0809-35630

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Gilbertson, Sr. 320 Bowwood Drive Nashville TN 37217	New Owner	119-04-0-151

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gerald Neil Marr, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward Gilbertson, Sr., and Naomi M. Yonts, husband and wife, hereinafter called the Grantees, their successors and assigns, 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. 168 on the Plan of Glencliff Estates, Section III, of record in Book 1424, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald N. Marr, unmarried, by deed from Connie S. Colley and husband, Virgil E. Colley, dated August 23, 1985, recorded August 30, 1985, of record in Book 6644, Page 260, Register's Office for Davidson County, Tennessee. Gerald N. Marr married and subsequently divorced Linda Sue Marr, said divorce being Domestic Action No. 070-2941, Fourth Circuit Court of Davidson County, Tennessee. Linda Sue Marr conveyed her interest in subject property to Gerald Neil Marr (erroneously referenced as Sandra Gerald Neil Marr) by quitclaim deed dated March 4, 2008, recorded April 1, 2008, of record in Instrument No. 20080401-0032505, Register's Office for Davidson County, Tennessee. Gerald N. Marr and Gerald Neil Marr being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 320 Bowwood Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.