BILL GARRETT, Davidson County
Trans:T20170069609 DEEDQC
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Fees:12.00 Taxes:0.00
20170811-0082323

This instrument prepared by:
Martha Brooke Perry, Atty at Law
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

McKinley Meadows

TO:

Annie M. Harper

3703 Murphy Rd
Nashville, TN 37209

SEND TAX BILLS TO: SAME

MAP & PARCEL: 104-05-0-146.00
104-05-0-147.00
104-05-0-148.00

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my great-niece and other good and valuable consideration, I, McKinley Meadows, Grantor herein; do hereby quitclaim and convey unto Annie M. Harper, Grantee herein, her heirs, successors, and assigns, all my interest, in and to the following described property subject, however, to life estate I hereby reserve for myself:

TRACT ONE and TWO:

Land in Davidson County, Tennessee, being Lot No. 2 and westerly 50 feet front or Lot No. 1 on the Map of Richard Realty Company's Subdivision of Lots Nos. 328, 329 and 356, in the West Lawn Subdivision, and of record in Book 421, page 79, Register's Office for said County.

Said Lot NO. 2 fronts 50 feet on the southerly side of Minnesota Avenue or Murphy Road and runs back 160 ¼ feet on the westerly line and 137 ½ feet on the easterly line to an alley and shows 55 feet on said alley.

Said part of Lot No. 1 fronts 50 feet on the southerly side of Minnesota Avenue or Murphy Road, and runs back 137 ½ feet on the westerly line and 115 feet, more or less, on the easterly line to an alley and measures 55 feet on said alley.

Being the same property conveyed to McKinley Meadows by deed of record at Book 3103, page 337, Register's Office of Davidson County, Tennessee.

TRACT THREE:

Being the easterly part of Lot No. 1 in the Richland Realty Company Subdivision of Lots Nos. 328, 329, and 356 in West Lawn Addition to the plan of which is of record in Book 421, page 79, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 is triangular in shape and fronts 178 feet on the south side of Murphy Road, the westerly boundary line of said part of said Lot No. 1 beginning at a point on the south side of Murphy road, 50 feet east of the northwest corner of said Lot No. 1, running back northwardly along a line parallel with the boundary line of Lots Nos. 1 and 2 in said plan to a point in the north margin of an alley in the rear.

Being the same property conveyed to McKinley Meadows by deed from Annie M. Harper of record at Instrument No. 20020612-0071540, Register's Office of

Davidson County, Tennessee.

This is the same description as the prior deeds of record, and this is improved and lots adjacent thereto located at 3703 Murphy Road, Nashville, TN 37209.

Grantor reserves a life estate in the hereinabove described property.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 7 day of aug, 2017.

McKinley Meadows

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, McKinley Meadows, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 7 day of August, 2017.

NOTARY PUBLIC

JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

My Commission Expires: 10-28-2018

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration paid for this transfer is $ 0.

Annie M. Harper
GRANTEE

SWORN to and subscribed before me
this the 7 day of August, 2017.

NOTARY PUBLIC

JAMIE A. FOLK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires OCT. 28, 2018

My commission expires: 10-28-2018

NO TITLE SEARCH WAS PERFORMED IN PREPARATION OF THIS DOCUMENT. NO LIABILITY IS ASSUMED BY THE PREPARER AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DOCUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES.