This Instrument Prepared By:
Thomas I. Bottorff, Esq.
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

QUITCLAIM DEED TO CONVEY AND RELEASE A LIFE ESTATE

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
James E. McLendon **6144 Mt. Pisgah Road** **Nashville, TN 37211**	**Owner**	**162 070 145 00**

W I T N E S S E T H:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lilly Diane McLendon** (a/k/a Lilly Dianne McLendon), ("Grantor"), hereby quitclaims and conveys unto **James E. McLendon** ("Grantee"), all of the Grantor's right, title and interest in and to the following described real property, including, but not limited to, the life estate devised to the Grantor in said property by the Last Will and Testament of Mary Anne (Dees, McLendon) Grass, deceased, to wit:

See Exhibit A attached hereto and incorporated herein.

Being the same property described in an Executor's Deed of record as Instrument No. 20030424-0155354, Register's Office Davidson County, Tennessee ("RODCT"), which was corrected by a Quitclaim Deed of Correction of record as Instrument No. 20050328-00327151, RODCT, to reflect said property is subject to the life estate of the Grantor as provided for in the Last Will and Testament of Mary Anne (Dees, McLendon) Grass, deceased, of record in the Probate Division of the Circuit Court Clerk's Office for Davidson County, Tennessee, Docket No. 02P-1998.

This is improved real property known as 140 Tusculum Road, Nashville Tennessee 37211.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of this 28th day of August 2017.

GRANTOR:

Lilly Dianne McLendon

Lilly Diane McLendon

Bill Garrett Davidson County
Batch# 2821 DEEDQC
09/21/2017 08:54:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20170921-0096666

PROVINCE OF NEWFOUNDLAND)
CANADA)

Before me, the undersigned, a Notary Public within and for the Province of Newfoundland, Canada, personally appeared Lilly Diane McLendon (a/k/a Lilly Dianne McLendon), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Seal at office as of this 28th day of August 2017.

Notary Public
Barrister, Solicitor
Notary Public

My Commission Expires: lifetime appointment

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value of this transfer is -0-. This is a release of a life estate to the beneficiary of the remainder interest in said property and pursuant to T.C.A. § 67-4-409(a)(3)(C) is exempt from recordation tax.

Charlotte B. Wright
Affiant

Subscribed and sworn to before me as of this 19th day of September 2017.

Notary Public

My Commission Expires: 10/23/2017

EXHIBIT A

A tract or parcel of land lying in the 5th Civil District of Davidson County, Tennessee being more particularly described as follows:

Beginning on a concrete monument on the North right-of-way (ROW) of Tusculum Road and being the Southwest corner of Section 6-A of Antioch Park Subdivision, thence running in a Northerly direction along the West line of Section 6-A, Antioch Park Subdivision N 02° 22' 30" E, 148.89 feet to a concrete monument.

Thence, N 02° 03' 06" E, 50.00 feet to a concrete monument being the Northwest corner of Section 6-A Antioch Park Subdivision, also being the Southwest corner of Section 6, Antioch Park Subdivision.

Thence, N 02° 03' 06"E, 158.40 feet to a concrete monument,

Thence, N 03° 30' 26" E, 169.84 feet to a concrete monument,

Thence, N 03° 30' 00" E, 296.05 feet to a point,

Thence, N 06° 56' 00" E, 130.66 feet to a point,

Thence, N 02° 32' 00" E, 31.45 feet to a concrete monument being the Northwest corner of Section 6, Antioch Park Subdivision, also being the Southwest corner of Section 5, Antioch Park Subdivision,

Thence, N 02° 32' 00" E, 103.74 feet to a concrete monument on the South ROW of Bart Drive and being the Northeast corner of said property.

Thence in a Westerly direction with the South ROW of Bart Drive 75 feet more or less to a concrete monument being the Northwest return of a 25-foot radius at the Northeast corner of Lot 5, Colewood Hills Subdivision, Section 2, Book 5210, and Page 276.

Thence in a southeasterly direction with a 25-foot radius and a length of 37.00 feet to a concrete monument being the Southeast return.

Thence in a Southerly direction S 12° 14' 27" W, 19.6 feet to a concrete monument.

Thence with a curve to the right with a radius of 278.78 feet a distance of 143.57 feet to a concrete monument.

Thence, S 41° 44' 55" W, 10.00 feet to a concrete monument being the Southeast corner of Lot 5, Colewood Hills Subdivision, Section 2.

Thence in a Westerly direction N 48° 15' 05" W, 90.91 feet to a concrete monument.

Thence, N 69° 17' 45" W, 95.02 feet to a concrete monument being the East lines of Colewood Hills Subdivision, Section 1.

Thence, in a Southerly direction S 31° 05' 17" W, 139.00 feet to a concrete monument,

Thence, S 46° 43' 11" W, 88.00 feet to a concrete monument,

Thence, S 64° 10' 13" W, 128.00 feet to a concrete monument,

Thence, S 13° 12' 09" W, 257.99 feet to a concrete monument,

Thence, S 18° 25' 34" E, 229.95 feet to a concrete monument,

Thence in a Easterly direction along a curve with a radius of 182.10 feet a distance of 59.31 feet to a point with a chord bearing of N 62° 14' 36" E,

Thence in a Northerly direction N 39° 07' 58" W, 25.04 feet to a point,

Thence in a Easterly direction on a curve with a radius of 175.66 feet and a chord bearing of N 52° 55'49" E, 7.77 feet to a point,

Thence in a Southerly direction S 38° 20' 13" E, 87.96 feet to a point,

Thence, S 12° 10' 24" W, 67.76 feet to a point,

Thence, S 21° 51' 20" W, 52.77 feet to a point,

Thence, S 37° 10' 12" W, 104.10 feet to a point,

Thence, S 21° 01' 14" E, 70.19 feet to a point in the Northern ROW of Tusculum Road,

Thence along the Northern ROW of Tusculum Road, 370.00 feet to the point of beginning.