Tax Liability & Owner:
Michael Shelton, Life Estate
65 Heritage Circle
Manchester, Tennessee 37355

This instrument prepared by:
Shawn C. Trail, Attorney. P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map & Parcel 093060A20100CO

This Deed prepared without benefit of a title search and from information provided by the parties.

QUITCLAIM DEED WITH RESERVATION OF LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MICHAEL SHELTON, do hereby convey and quitclaim unto, KIMBERLY SHELTON STIFFEL, JAKE MICHAEL SHELTON, KAREN SHELTON SHAFORD, RYAN CRAIG SHELTON, and MELISSA SHELTON HARD, their heirs and assigns, subject to a life estate in favor of MICHAEL SHELTON, all of my right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1405 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Michael Shelton, unmarried, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company, dated April 17, 2008 and recorded on April 18, 2008 at 11:57 A.M. as Instrument No. 20080418-0039484, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

WITNESS MY HAND, this the 19th day of September, 2017.

Bill Garrett Davidson County
Batch# 3845 DEEDQC
09/22/2017 01:49:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170922-0097553

Michael Shelton

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MICHAEL SHELTON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2017.



NOTARY PUBLIC

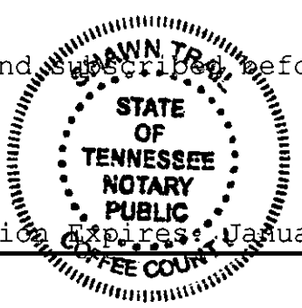
My Commission Expires: January 17, 2018

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Rachel Brown
AFFIANT

Sworn to and subscribed before me this 19th day of September, 2017.



NOTARY PUBLIC

My Commission Expires: January 17, 2018