QUITCLAIM DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120027918 DEEDQC
Recvd: 04/17/12 14:55 3 pgs
Fees:18.00 Taxes:592.00
20120417-0032831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Betty Jane Maples Taylor & Larry Jerome Taylor	**"New Owner"**	
(NAME)	(NAME)	10409019600
3704 Whitland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **David Gilbert Maples, III and Betty Jane Maples Taylor** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Betty Jane Maples Taylor and Husband, Larry Jerome Taylor**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, to wit:

BEING the Easterly 65 feet of Lot No. 7 and the Westerly 35 feet of Lot No. 8 in Block "B" on the Map of the Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office for said County.

Said parts of said Lot No. 7 and 8 front together 100 feet on the northerly side of Bowling or Whitland Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to D.G. Maples, Jr. and wife, Stella Hite Maples by Deed of record in Book 2295, Page 460, Register's Office for Davidson County, Tennessee. The said D.G. Maples died December 10, 1980 leaving Stella Hite Maples as Tenant by the Entirety.

Being one-half the same property conveyed to Betty Jane Maples Taylor and Husband, Larry Jerome Taylor, by Warranty Deed from Stella Hite Maples (Stella Hite Maples retains a one-half ownership interest in said property) recorded on January 27, 1984 in Book 6222, Page 57, Register's Office for Davidson County, Tennessee. The said Stella Hite Maples having since died intestate on September 12, 2011.

The remaining one-half interest in said property being conveyed to David Gilbert Maples, III and Betty Jane Maples Taylor by Affidavit of Heirship recorded in Instrument No. 20120417003283O, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 3704 Whitland Ave., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 10th day of **April, 2012.**

David Gilbert Maples III
David Gilbert Maples, III

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Gilbert Maples, III**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of April, 2012.

Teresa B. Bioust
Notary Public

My Commission Expires:

TERESA B BIOUST
NOTARY PUBLIC
DEKALB County
State of Georgia
My Comm. Expires June 10, 2012

TERESA B BIOUST NOTARY PUBLIC DEKALB COUNTY GA

Witness my/our hand (s) this the 13th day of **April, 2012.**

Betty Jane Maples Taylor

Betty Jane Maples Taylor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jane Maples Taylor**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of APRIL, 2012.

Notary Public

My Commission Expires: Nov. 5, 2014

DAVIDSON COUNTY, TENN.
PUBLIC
NOTARY
TENNESSEE
OF
STATE

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212