QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120081704 DEEDQC
Recvd: 10/26/12 15:26 1 pgs
Fees:12.00 Taxes:0.00
20121026-0098608

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Misty Larson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2012.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

12001738

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melva J. Padgett	Melva J. Padgett	
(NAME) 303 Manchester Avenue	(NAME) 303 Manchester Avenue	083 02 0 299.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Melva J. Padgett, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Melva J. Padgett, unmarried and Thomas Larson and wife, Misty Larson, as joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, in the State of Tennessee described as follows:

Being Lot No. 68 and the northerly 1/2 feet of Lot No. 69 in Beaumont Place, as of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Surveyor, dated March 25, 1969, as follows:

Said lot and part of said lot front together 54.5 feet on the west side of Manchester Avenue and runs back westwardly between lines, 235.5 feet on the northerly line and 225.69 feet, more or less, on the southerly line to an alley in the rear on which it measures 54.5 feet, more or less.

Being all of the same property conveyed to Melva J. Padgett by Warranty Deed dated February 10, 2004 from Christopher J. Lester, of record in Instrument Number 20040618-0072419, Register's Office for Davidson County, Tennessee.

Upon oath Melva J. Padgett warrants, covenants and certifies that she is one and the same as Melva Padgett and Melva L. Padgett.

Improved Property known as: **303 Manchester Avenue, Nashville, Tennessee 37206**

Witness our hands this 25th day of September, 2012.

Melva J. Padgett

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melva J. Padgett the bargainor (s), 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 at Smyrna, Tennessee this 25th day of September, 2012.

Commission expires: 8-20-13

Heather Lee
Notary Public

Heather Lee
State of Tennessee Notary Public
Rutherford Co