QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2012.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES; WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: N/A

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20120089067 DEEDQC
Recvd: 11/21/12 09:23 2 pgs
Fees: 12.00 Taxes: 0.00

20121121-0107316

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kayla Minette Beck	NEW OWNER	
(NAME)	(NAME)	
7642 Old Charlotte Pike		**114-6.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Phillip James Beck, II**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Kayla Minette Beck (also known as Kayla G. Beck)**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Phillip James Beck, II, married by Warranty Deed from Jason Trew and wife, Jennifer R. Trew, dated October 7, 2004, of record in Instrument Number 20041008-0121969, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phillip James Beck, II and wife, Kayla G. Beck by Quitclaim Deed from Phillip James Beck, II, dated July 21, 2005, of record in Instrument Number 20050727-0087496, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Grantor has had an opportunity to review this document with his chosen legal counsel, and determines that it is in his best interest to execute this Quitclaim Deed prior to an official sale of real property pursuant to Final Decree of Absolute Divorce filed under Docket Number 10D3057 in the Fourth Circuit Court of Davidson County, Tennessee.

This is improved ☒ property, known as 7642 Old Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20 day of November, 2012.

Phillip James Beck, II

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip James Beck, II** 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 and official seal at Nashville, Tennessee, this 20th day of November, 2012.

Commission expires: 11-3-15

Notary Public

EXHIBIT A – LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE CENTER OF THE CHARLOTTE TURNPIKE, SAID POINT COMMON TO THE SOUTHEAST CORNER OF THE WILSON FISK PROPERTY; RUNS THENCE WITH THE CENTERLINE OF SAID PIKE; NORTH 71 DEG. 35' EAST 112 FEET TO A STAKE IN THE CENTER OF THE CHARLOTTE TURNPIKE; THENCE NORTH 14 DEG. 00' WEST 210 FEET TO A STAKE IN THE LINE OF E. B. FISK'S HOME PLACE; THENCE SOUTH 71 DEG. 35' WEST 112 FEET TO A POINT COMMON TO THE UPPER SOUTHWEST CORNER OF SAID HOME PLACE, A POINT IN THE EAST BOUNDARY LINE OF THE WILSON FISK PROPERTY; THENCE SOUTH 14 DEG. 00' EAST 210 FEET AND PARALLEL WITH THE EAST BOUNDARY OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING .54 ACRES, BE THE SAME MORE OR LESS.