BILL GARRETT, Davidson County
Trans:T20130000218 DEEDQC
Recvd: 01/02/13 11:06 4 pgs
Fees:22.00 Taxes:0.00
20130102-0000264

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JOSEPH H. SETTLES DEBORAH G. SETTLES 1022 WOODMONT BOULEVARD NASHVILLE, TN 37204	JOSEPH H. SETTLES DEBORAH G. SETTLES 1022 WOODMONT BOULEVARD NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH H. SETTLES and DEBORAH G. SETTLES, formerly known as DEBORAH G. PHILLIPS, husband and wife (herein, "Grantor"), whose address is 1022 Woodmont Boulevard, Nashville, TN 37204, hereby bargains, sells, remises, releases, quit claims and conveys to JOSEPH H. SETTLES and DEBORAH G. SETTLES, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1022 Woodmont Boulevard, Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1022 Woodmont Boulevard, Nashville, TN 37204

WITNESS my hand and seal this 21st day of December 2012.

PIN NO: 118-9/58.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Joseph H Settles

Joseph H. Settles

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph H. Settles, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2012.

[Affix Notary Seal]

Margaret A. Donovan

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 7 2014

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

GRANTOR:

Deborah G Settles

Deborah G. Settles, formerly known as
Deborah G. Phillips

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deborah G. Settles, formerly known as Deborah G. Phillips, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2012

[Affix Notary Seal]

Margaret A. Donovan

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 7 2014

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

Property address: 1022 Woodmont Boulevard, Nashville, TN 37204

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Joseph H. Settles
Joseph H. Settles

Subscribed and sworn to under oath before me, this 21st day of December, 2012.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 7 2014

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

Property address: 1022 Woodmont Boulevard, Nashville, TN 37204

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 AND THE EAST 16 FEET OF LOT NO. 28 ON THE MAP OF LEONTE SUBDIVISION OF LOTS NOS. 17, 18, AND 19, 24, 25 AND 26 IN NOELTON, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY W.B. SOUTHGATE SURVEYOR IN DECEMBER 1936 AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF WOODMONT BOULEVARD 180 FEET EAST OF THE EASTERLY MARGIN OF THE GRANNY WHITE PIKE; THENCE WITH THE NORTHERLY MARGIN OF WOODMONT BOULEVARD, EASTERLY 116 FEET; THENCE NORTHERLY 201 FEET TO A POINT; THENCE WESTERLY 116 FEET TO A POINT; THENCE SOUTHERLY 201 FEET TO THE POINT OF THE BEGINNING.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 11362 at Page 956 on March 2, 1999.

PIN NO: 118-9/58.00

STREET ADDRESS:

1022 Woodmont Boulevard, Nashville, TN 37204

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.