BILL GARRETT, Davidson County
Trans:T20130012666 DEEDQC
Recvd: 02/14/13 11:21 2 pgs
Fees:12.00 Taxes:0.00
20130214-0015105

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES BY:
Carson W. Beck, Atty, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Carson W. Beck, as Trustee 4205 Gallatin Road Nashville, TN 37216	Carson W. Beck, as Trustee 4205 Gallatin Road Nashville, TN 37216	061-07-0-036.00

FOR AND IN CONSIDERATION of the sum of one dollar, cash in hand, the receipt of which is hereby acknowledged, paid by the hereinafter named grantee, and other good and valuable considerations, I, JOHN A. METILOR, II, hereinafter called the "Grantor", do hereby quitclaim and by these presents do transfer and convey unto CARSON W. BECK, AS TRUSTEE, hereinafter called "Grantee", all of my right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 of Block I on the Map of Broadmoor Subdivision, Section No. 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 87.5 feet on the northerly side of Broadmoor Drive (formerly Woodruff Drive) and runs back between lines 155 feet on the easterly line and 157.4 feet on the westerly line along the easterly margin of Grinstead Place, to the southerly line of Lot No. 16, on which it measures 59.9 feet.

Being the same property conveyed to Joan T. Metilor and son, John Albert Metilor, II, by deeds of record in Book 5323, page 561 and Book 5692, page 352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John A. Metilor, II, by Quitclaim Deed from Joan T. Metilor, unmarried, of record in Book 7314, page 848, Register's Office for Davidson County, Tennessee.

Property Address: 801 Broadmoor Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Quitclaim Deed. 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 the 12 day of February, 2013.

JOHN A. METILOR, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICH EVER IS GREATER, FOR THIS TRANSFER IS $1.00.

AFFIANT TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **John A. Metilor, II,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 2013

RANDI L. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES: January 6, 2015