QUITCLAIM DEED

This instrument prepared by information provided by the parties, without the benefit of a title search or title insurance policy from Preparer.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF NOVEMBER, 2013

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130101511 DEEDQC
Recvd: 12/03/13 14:31 2 pgs
Fees:12.00 Taxes:0.00
20131203-0123150

THIS INSTRUMENT WAS PREPARED BY
Rudy Wood Winstead Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Patterson	NEW OWNER	105-10-020
(NAME) 1801 Beech Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Janice Patterson.**, herein after called the Grantor, has bargained and sold, and by these presents do transfer and convey unto, **JANICE PATTERSON AND BROOK SHANTA JOHNSON, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee, their heirs successors and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

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 consideration, the receipt of which is hereby acknowledged, I/we, Donald E. Majors, unmarried hereinafter called the Grantor(s), have bargained and sold, and do hereby Quitclaim and convey unto Janice Patterson, hereinafter called the Grantee(s), their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a small part of Lot No. 7, the northerly part of a triangular lot and a part of the Circular Avenue lying between said triangular lot and said Lot No. 7 shown on the Plan of the Waverly Land Company's property called "Waverly Place", as of record in Book 57, Page 95, Register's Office for said County, and described according to a copy of a survey thereof made by R. R. Sanford, June 8, 1962, as follows:

Beginning at the southwest corner of Beech Avenue and Argyle Avenue, being the northeast corner of said triangular lot; thence with the southerly margin of Argyle Avenue westerly 152 feet more or less to a point to Mary B. harding's northeast corner; thence with her easterly line, southerly 65 feet more or less to a point, 60 feet measured at right angles from the southerly margin of Argyle Avenue; thence easterly parallel with said Avenue, 177 feet more or less to a point in the westerly margin of Beech Avenue; thence with the margin of the same, northerly 60 feet to the point of the beginning.

Being the same property conveyed to Janice Patterson by Quitclaim Deed from Donald E. Majors, of record as Instrument No. 20011129-0130756, in the Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property known as 1801 Beech Avenue, Nashville, TN 37203

Witness my/our hand(s) this 25 day of November, 2013:
Being the same property conveyed to Janice Patterson by Quitclaim Deed from Donald E. Majors, of record as Instrument No. 20011129-0130756, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1801 Beech Avenue, Nashville, TN 37203

(House Number) (Street) (City or Town) (Postal Zip)

GRANTOR MAKES NO CLAIMS AS TO THE ACCURACY OF TITLE

Witness my/our hand(s) this 25 day of November, 2013.

Janice Patterson

STATE OF Tennessee
COUNTY OF Davidson

On this the ___ day of November, 2013, before me personally appeared Janice Patterson, to me known (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of November, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.