THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO:~~

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lilyan Woolery 408 Bonita Parkway Hendersonville, TN 37075	Same as New Owner	94-12-21.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JEFFREY LEN BEATY**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **LILYAN WOOLERY**, hereinafter called the Grantee, her heirs and assigns, all of my 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 Lot 43, Clover Nook, as shown on Plat of record in Plat Book 2900, pages 51 and 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Len Beaty by Daniel Silverman and Maike Silverman, married, by Warranty Deed of record at Instrument No. 20120413-0031498, Davidson County Register of Deeds.

This is improved property known as **255 Tulip Hill Drive, Nashville, TN 37210.**

Witness my hand this 29th day of **April, 2014:**

BILL GARRETT, Davidson County
Trans:T20140029818 DEEDQC
Recvd: 05/01/14 10:43 2 pgs
Fees:12.00 Taxes:0.00

20140501-0036736

X Jeffrey Len Beaty
JEFFREY LEN BEATY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY LEN BEATY** the bargainor, with whom I am personally acquainted or

proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 29th day of APRIL, 2014:

Andrea S. Joyner
Notary Public

My Commission Expires: 9/29/2014

ANDREA S. JOYNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014:

Notary Public

My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY