This Form furnished by: **BENJAMIN PAPA, PAPA & ROBERTS, PLLC**

FROM:
JULIA FLORENCE BEARDEN

TO:
JAMES HALE BEARDEN

BILL GARRETT, Davidson County
Trans:T20140032054 DEEDQC
Recvd: 05/08/14 13:44 3 pgs
Fees:17.00 Taxes:0.00
20140508-0039531

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
James Hale Bearden 1321 3rd Avenue North Nashville, TN 37208	SAME	82-09-0-201

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D521**

James Hale Bearden
JAMES HALE BEARDEN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9, DAY OF April, 2014.

Marie Rigsby
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/3/15.

(AFFIX SEAL)

This Instrument Prepared By:

BENJAMIN C. PAPA
Papa & Roberts, PLLC
1612 Westgate Circle
Suite 220
Brentwood, TN 37027
(615) 767-5900

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

I, **JULIA FLORENCE BEARDEN** do here by Quitclaim to **JAMES HALE BEARDEN** all right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennesse.

Said part of said lot fronts 45 feet on the westerly side of Third Avenue North, formerly College Street, and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to James Bearden and wife, Julia Bearden, by Warranty Deed from William B. Lawrence, Harry E. Lawrence and Frederick S. Lawrence, of record in Instrument Number 20110531-0041308, Register's Office for Davidson County, Tennessee.

This is improved real property, known as: 1321 3rd Avenue North, Nashville, TN 37208.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan record (6) All applicable governmental and zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Davidson County, Tennessee, Docket No. 14D521.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by them. No title examination has been made and the firm of Papa & Roberts, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of May, 2014.

JULIA FLORENCE BEARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JULIA FLORENCE BEARDEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged this Quitclaim Deed before me this 5th day of May, 2014.

Notary Public

My Commission Expires: 01/09/18

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY