This Instrument Prepared By and Return To:
Four Star Title LLC
2508 N. Mt. Juliet Road.
Mt. Juliet TN 37122

BILL GARRETT, Davidson County
Trans:T20140061444 DEEDQC
Recvd: 08/20/14 09:27 3 pgs
Fees:17.00 Taxes:0.00
20140820-0075516

QUITCLAIM DEED

NEW OWNER:
Melva J. Padgett
303 Manchester Avenue
Nashville TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL
Part of 083-02-0-362.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Melva J. Padgett, unmarried and Thomas Larson and wife, Misty Larson hereinafter called the GRANTOR, does hereby quitclaim and convey unto Melva J. Padgett, unmarried, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Final Plat, Beaumont Place, Lots 68 & 69, Revision 1, of record as Instrument No. 201405230044646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Melva J. Padgett, unmarried and Thomas Larson and wife, Misty Larson, as tenants with rights of survivorship by Quitclaim Deed from Melva J. Padgett, recorded on October 26, 2012 in Instrument No. 20121026-0098608, Register's Office for Davidson County, Tennessee.

This is improved property located at 303 Manchester Ave., Nashville TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his/her/their hand(s) this 19th day of AUGUST, 2014.

Melva J. Padgett

Thomas Larson

Misty Larson

Misty Larson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Melva J. Padgett,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 19th day of AUGUST, 2014.

Rebecca A Alford
NOTARY

My Commission Expires: May 3, 2016

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Thomas Larson,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 19th day of AUGUST, 2014.

Rebecca A Alford
NOTARY

My Commission Expires: May 3, 2016

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Misty Larson,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 19th day of AUGUST, 2014.

NOTARY

My Commission Expires: May 3, 2016

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of AUGUST, 2014.

NOTARY PUBLIC

My Commission Expires: May 3, 2016

REBECCA A. ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016