THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BARRY R. JARVIS, JR. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED OR MEDICAID RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Tommy Powers, Jr Wanda Powers 297 Beckles Dr Madison TN 37115	New owner	**043 06 0 253.00**

THIS INSTRUMENT PREPARED BY:

Barry R. Jarvis, Jr.
Attorney
White House, TN 37188

RETURN TO:
Barry Jarvis
319 Tyree Springs RD
White House TN 37188

STATE OF TENNESSEE

COUNTY OF Robertson }

The actual consideration or value, whichever is greater, for this transfer is $ ___0__.

Martha Ann Powers
Affiant

Subscribed and sworn to before me, this the 29th day of Aug., 2014.

THERESE CASLER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: 9-22-2014

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, MARTHA W. POWERS "Grantor", hereby quitclaims and conveys unto TOMMY POWERS, JR. AND WANDA POWERS as Tenants in Common with Right of Survivorship, "Grantee", the following described real property in Davidson County, Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20140065294 DEEDQC
Recvd: 09/03/14 11:27 2 pgs
Fees:12.00 Taxes:0.00



20140903-0080342

Land located in Davidson County, Tennessee being Lot No. 226 on the Plan of Section Six Madison Park Subdivision, of record in Book 4300, page 58, Register's Office for said County, described as follows:

Said Lot No. 226 fronts 76 feet on the westerly side of Becklea Drive and extends back 118.23 feet on the northerly line and 136.3 feet on the southerly line to a line in the rear on which it measures 53.30 feet.

Being part of the property conveyed to Riadon & Green Construction Co., Inc., by deed from L & H Development Company, Inc., of record in Book 4436, page 190, said Register's Office, now known as John Riadon Homes, Inc. by Charter Amendment.

The above described property is conveyed subject to Restrictions as of record in Book 4431, page 591, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor and husband, TOMMY P. POWERS, by Deed from JOHN RIADON HOMES, INC, A TENNESSEE CORPORATION, of record in Book 4574 Page 54 Register's Office for Davidson County, Tennessee. TOMMY P. POWERS having predeceased Grantor vesting complete ownership in Grantor at TOMMY P. POWERS' death.

Subject to any legal plats, easements, restrictions, and other matters of record.

This is improved property known as 297 Becklea Drive, Madison, Tennessee .

Witness my hand this 29th day of Aug, 2014.

Martha Ann Powers

Grantor- MARTHA W. POWERS

STATE OF TENNESSEE)
COUNTY OF Robertson)

On this 29th day of August, 2014, before me personally appeared MARTHA W. POWERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on her own behalf for the purposes contained herein.

Witness my hand at office this 29th day of Aug, 2014

Notary Public

My Commission Expires 9.22.2014.

THERESE CARTER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY