NAME & ADDRESS OF OWNER:	PERSON RESPONSIBLE FOR TAXES:	MAP-PARCEL #:
James Scott Sanders	(same)	14215004800
(Name)	(Name)	
619 Harpeth Pkwy E	(same)	
(Street Address)	(Street Address)	
Nashville, TN 37221	(same)	
(City) (State) (Zip Code)	(City) (State) (Zip Code)	

THIS INSTRUMENT PREPARED BY:
L. Braxton Felts, Jr.
Attorney-at-Law
211 Third Avenue North
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS:
$ 0
Betty R. Sanders
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF November, 2014.

Carey Matheson
NOTARY PUBLIC

MY COMMISION EXPIRES: 3-8-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

QUITCLAIM DEED

FROM: BETTY R. SANDERS **TO: JAMES SCOTT SANDERS**

FOR AND IN CONSIDERATION of continuing love and affection and other good and valuable consideration, I, BETTY R. SANDERS ("Grantor"), by these presents do hereby quitclaim and convey all of my rights, title and interest unto JAMES SCOTT SANDERS ("Grantee"), his successors and assigns, in and to a certain tract or parcel of land, described as follows, to wit:

Land lying in Davidson County, Tennessee, being all of Lot No. 7 as shown on the Plan of Harpeth Valley Park Subdivision, Section 1, of record in Instrument Number 20080522-0052630, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the property conveyed to James W. Sanders and wife, Betty R. Sanders by Quitclaim Deed from Larry B. Felts, Trustee, dated June 6, 2008, of record in Instrument Number 20080606-0058462, said Register's Office.

And being the property conveyed to James William Sanders and wife, Betty R. Sanders by warranty deed from Hudson and Driver Construction Company, dated February 3, 1966, of record in book 3985, page 69, said Register's Office.

This is improved property commonly known as: 619 Harpeth Parkway East in Nashville, Tennessee.

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

Witness my hand on this the 28th day of November, 2014.

Betty R. Sanders
BETTY R. SANDERS, Grantor

Davidson County DEEDQC
Recvd: 12/05/14 10:21 3 pgs
Fees:17.00 Taxes:0.00
20141205-0111576

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Amy Monterroso, a Notary Public in and for the State and County aforesaid, personally appeared the within-named BETTY R. SANDERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 6 day of November, 2014

Amy Monterroso
Notary Public

My commission expires: 3-8-16

AMY MONTERROSO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, L. Braxton Felts, Jr., do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

By: _____
L. Braxton Felts, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin B., a notary public for this county and state, L. Braxton Felts, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 5 day of December 20 14.

Robin B. Davis
NOTARY PUBLIC

My Commission Expires: 3/8/2016