BILL GARRETT, Davidson County
Trans:T20140095256 DEEDQC
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Fees:17.00 Taxes:0.00
20141219-0116402

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Timothy H. Pearsall, et ux. 118 Spring Valley Road Nashville, TN 37214-2822	-same-	Map 95-04 Parcel 194.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ISABELLE IKARD PEARSALL, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to TIMOTHY HUDSON PEARSALL and wife, DEBORAH KAYE PEARSALL, as tenants by the entireties (the "Grantees"), their heirs, successors and assigns forever, all the Grantor's right, title and interest in a certain tract or parcel of land situated in Davidson County, Tennessee, being more fully described as follows:

BEING a part of Lot No. 38 on the Map of Bluefields, as of record in Book 843, page 16, Register's Office for said County, and described according to a survey thereof made by Geo. W. Watkins, Surveyor, January 25, 1952, as follows:

BEGINNING at a point in the westerly margin of Spring Valley Road, at the corner of Lots 37 and 387; thence with the line between said lots, northwesterly 178.4 feet to an iron pipe, at a corner of Lot 37; thence continuing with the north line of Lot 38 and along an old fence, westerly 249.3 feet to a point; thence South 7 degrees 34 minutes West, 124 feet to a point; thence South 84 degrees East 342.7 feet to the westerly margin of Spring Valley Road; thence with the margin of same, northeasterly 160 feet to the point of beginning.

BEING the same property conveyed to SAMUEL HAFF PEARSALL, JR. and wife, ISABELLE IKARD PEARSALL, by deed of record

at Bcok 2036, page 238, Register's Office for Davidson County, Tennessee. The said SAMUEL HAFF PEARSALL died on August 16, 2012, leaving ISABELLE IKARD PEARSALL as the sole owner of the above described real estate. FURTHER, see the Affidavit of Heirship, of record as Instrument No. 20121102-0101121.

THIS property is subject to such matters affecting it as may appear of record, including without limitation easements for utilities and the right of way of public roads to the extent they affect the subject property.

THIS IS improved property known generally as 118 Spring Valley Road, Nashville, Tennessee 37214-2822.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has made this instrument, as of the 18th day of December, 2014.

Isabelle Ikard Pearsall
ISABELLE IKARD PEARSALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 18th day of December, 2014, before me personally appeared Isabelle Ikard Pearsall, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

NOTARY PUBLIC

CLAIBORNE K. McLEMORE III 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-.

Affiant

Sworn to and subscribed before me, this the 18th day of December, 2014.

NOTARY PUBLIC

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

May 3, 2016