THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150005509 DEEDQC
Recvd: 01/22/15 14:08 3 pgs
Fees:17.00 Taxes:0.00
20150122-0006424

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason P. Massey, and Annie M. Becker and Theresa A. Becker 1225 Shelton Avenue Nashville, TN 37216	Wells Fargo Home Mortgage 665 March Street, MAC E2321-011 San Luis Obispo, CA 93401	072 03 0 312.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard Henry Becker, III and Theresa Ann Becker, as Trustees of The Becker Family Trust dated July 15, 1998** , hereinafter called the Grantors, do hereby Quitclaim and convey unto **JASON P. MASSEY and wife, ANNIE M. BECKER, and THERESA A. BECKER**, together and Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 10 feet of Lot No. 68 and the Easterly half of Lot No. 69 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said parts of Lots Nos. 68 and 69 front together 60 feet on the Northerly side of Shelton Avenue, and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Richard H. Becker and Theresa A. Becker by deed from Robert F. Scarborough at Instrument No. 20110127-0007462, filed on 01-27-11, and further conveyed to Richard Henry Becker, III and Theresa Ann Becker, as Trustees of The Becker Family Trust dated July 15, 1998 by Quit Claim Deed from Richard H. Becker and Theresa A. Becker at Instrument No. 20110223-0014932, filed on 02/23/2011, said Register's Office.

This is improved property known as **1225 Shelton Avenue, Nashville, Tennessee 37216.**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness our hands this 5 day of January, 2015:

Richard Henry Becker III
Richard Henry Becker, III, as Trustee of The Becker Family Trust dated July 15, 1998

Theresa Ann Becker
Theresa Ann Becker, as Trustee of The Becker Family Trust dated July 15, 1998

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF _____)

On _____ (insert date), before me, _____ (insert name and title of the officer) personally appeared **Richard Henry Becker, III and Theresa Ann Becker**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See attached for Notary

Signature _____ (Seal)

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF January, 2015.

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

On January 5, 2015 before me, Lisa Patterson (Notary),
Date *Here Insert Name and Title of the Officer*

personally appeared Theresa Becker and Richard Becker,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Patterson
Signature of Notary Public

LISA PATTERSON
Commission # 1922451
Notary Public - California
San Luis Obispo County
My Comm. Expires Jan 21, 2015

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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