THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Jane D. Capps
1283 Old Hickory Blvd
Nashville, TN 37207

Send Tax Bills To
Same

Map-Parcel No.
041 00 0 062.01

Quitclaim Deed

Grantor: Joseph Eugene Capps, married
Grantee: Jane D. Capps

That for the consideration hereafter expressed, Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K.J. Morris, deceased, as of record in Book 57, page 49, Register's Office for said County, and described according to a survey made by E. L. Miller & Company, dated May 23, 1963, as follows:

BEGINNING at a point on the southerly margin of Old Hickory Boulevard, said point being 242 feet northwesterly from a concrete monument at the beginning of a tangent at Lawing Drive, as shown on the Plan of Bell Knob, as of record in Book 2854, page 116, Register's Office for said County; thence south 31° 55' west 240 feet; thence north 58° 05' west 85 feet; thence north 31° 55' east 240 feet to the southerly margin of Old Hickory Boulevard; thence with the same, south 58° 05' east 85 feet to the point of beginning.

Being the same property conveyed to Joseph Eugene Capps, subject to a Life Estate retained by Jane D. Capps, by deed from Joseph Eugene Capps and Jane D. Capps, of record in Instrument No. 20050512-0053990, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1283 Old Hickory Blvd., Nashville, TN 37207.

Beverly Capps, wife of Joseph Eugene Capps, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

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

Joseph Eugene Capps, Grantor

Beverly Capps, Grantor

BILL GARRETT, Davidson County
Trans:T20150080367 DEEDQC
Recvd: 09/21/15 15:45 2 pgs
Fees:12.00 Taxes:0.00
20150921-0095950

State of Tennessee
County of Sumner

On August 24, 2015, personally appeared before me, Joseph Eugene Capps, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

April Guidry
Notary Public

My commission expires: 05/28/2017

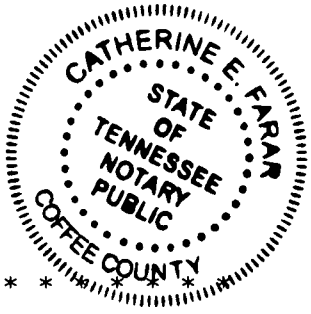


State of Tennessee
County of Coffee

On Sept. 2nd, 2015, personally appeared before me, Beverly Capps, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Catherine E Farrar
Notary Public

My commission expires: June 26, 2019



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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Jane D Capps
Jane D. Capps
Grantee

Sworn to and subscribed before me on August 24, 2015.

April Guidry
Notary Public

My commission expires: 05/28/2017

