BILL GARRETT, Davidson County
Trans:T20150095347 DEEDQC
Recvd: 11/09/15 13:09 2 pgs
Fees:12.00 Taxes:0.00
20151109-0113865

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID.
Ashley Abell and Phillip Abell 269 Calvert Ridge Road Westmoreland, TN 37186	Same as New Owner	042-16-0-067.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John R. Beasley** (Grantor) by these presents do hereby quitclaim and convey unto **Ashley Abell and Phillip Abell, wife and husband,** (Grantee) their successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot 4 on the unrecorded subdivision of N.V Cox Home Place at Madison, Tennessee, described according to a copy of a survey as follows;

BEGINNING at a point on the westerly margin of Douglas Street, the common corner of Lot Nos. 3 and 4, which point is 150 feet south of the southwest intersection of said street and Hall's Lane or Old Hickory Boulevard; thence with the line between Lots Nos. 3 and 4, westwardly 210.5 feet more or less to the easterly line of the right of way of the L & N Railroad; thence with the line of same, southwardly fifty (50) feet to the common corner of Lot Nos. 4 and 5; thence with the line between said lots eastwardly 214 feet, more or less, to the westerly margin of Douglas Street; thence with the margin of same, northwardly, 50 feet to the point of the beginning.

Being the same property conveyed to John R. Beasley from Jim A. Attar and Ali Mohsenzadeh by Warranty Deed dated April 20, 2006 of record as Instrument Number 20060424-0046231, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 112 Douglas Street, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the Right of Way of Douglas Street and the Right of Way of the L & N Railroad.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20 day of September, 2015.

John R. Beasley

LISA LYNN WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
TROUSDALE COUNTY



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named John R. Beasley, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Castalian Springs, Tennessee, this the 20 day of September, 2015.

My commission expires:
October 27
2015

Lisa Lynn White
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 1.00 ^00

John R Beasley
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 20 DAY OF September, 2015.

Lisa Lynn White
Notary Public
My commission expires:
October 27
2015

