BILL GARRETT, Davidson County
Trans:T20150095347 DEEDQC
Recvd: 11/09/15 13:10 2 pgs
Fees:12.00 Taxes:0.00
20151109-0113866

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 260 Calvert Ridge road Westmoreland, TN 37186	Same as New Owner	042-16-0-060.00

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 No 51 on Map of Douglas Levine's Subdivision at Madison, Tennessee, as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John R. Beasley, unmarried from Daniel Lewis Van Pelt and Clementyne Keeling Van Pelt, Trustee of the Van Pelt Family Revocable Trust Agreement dated Mar 22, 1996 by Warranty Deed dated January 6, 2003 of record in Instrument No. 20030108-0003141, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 200 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 those matters set out in Warranty Deed of record as Instrument Number 20030108-0003414, Register's Office for Davidson County, Tennessee.

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

John R Beasley
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

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

