BILL GARRETT, Davidson County
Trans:T20150102845 DEEDQC
Recvd: 12/04/15 14:19 2 pgs
Fees:12.00 Taxes:0.00
20151204-0122560

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Ashland Taylor	1215 Greenland Ave.	0611201770
1215 Greenland Ave.	Nashville, TN 37216	
Nashville, TN 37216		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Greg C. Taylor, married, and Ashland L. Smith, n/k/a Ashland L. Taylor, married, hereinafter referred to as the "GRANTOR" and Ashland Taylor, married, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Greg C. Taylor, married, and Ashland L. Smith, n/k/a Ashland Taylor, married has this day quitclaimed unto Ashland Taylor, married any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

> Being Lot No. 4 on the Plan of John L. Kennedy's Unrecorded Subdivision of the east end of lot No. 3 of the Williams land or Sallie W. Love Tract, described according to a survey made by W.B. Southgate, Surveyor, as follows:
>
> Beginning on the northerly margin of Greenland Avenue, 194 feet west of the westerly margin of Kennedy Avenue, as shown on the map of Greenland Estates, of record in Book 974, Page 13, Register's Office for said County, said point being the corner of lots Nos. 4 and 5; thence with the line between said two lots, northwardly 418.5 feet; thence westerwardly 100 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 416.7 feet to the northerly margin of Greenland Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Greg C. Taylor, married, and Ashland C. Smith, unmarried, by deed from Greg C. Taylor, Janet F. Dunigan, married, and Larry W. Taylor, married, dated 7/10/2014, recorded 7/11/2014 in Instrument No. 20140711-0061087, Register's Office for Davidson County, Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 25 day of Nov., 2015.

Greg C. Taylor

Ashland L. Smith, n/k/a Ashland Taylor

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Greg C. Taylor, and Ashland L. Smith, n/k/a Ashland Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN this 25 day of Nov, 2015.

Notary Public

BETH STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration 1-26-16

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 25 day of Nov, 2015.

BETH STURDIVANT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 1-26-16

Notary public