BILL GARRETT, Davidson County
Trans:T20150110070 DEEDQC
Recvd: 12/30/15 13:45 2 pgs
Fees:12.00 Taxes:0.00
20151230-0131148

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:
Jesse D. Betty, Jr.	2515 Jones Ave.	08116008300
2515 Jones Ave.	Nashville, TN 37207	
Nashville, TN 37207		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Jesse D. Betty, Jr. and wife, Shirley Irene Betty hereinafter referred to as the "GRANTOR" and Jesse D. Betty, Jr. and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty, 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, Jesse D. Betty, Jr. and wife, Shirley Irene Betty has this day quitclaimed unto Jesse D. Betty, Jr. and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

TRACT I

Being part of what is known as the Scott property in North Nashville, described as follows: Beginning on the westerly margin of Twelfth Avenue North, formerly Florence Street, 2271/2 feet, more or less, north of the northerly margin of Heiman Street, being the northeast corner of the property conveyed to J.D. Davis and wife, by deed from W.T. Selley and wife, of record in Book 457, page 181, Register's Office for said County; thence with the westerly margin of said Avenue, northwardly 50 feet to the southeast corner of the property conveyed to C.L. Crowder and wife, by deed from W.T. Selley and wife, of record in Book 457, page 254, said Register's Office; thence with said Crowder's south line westwardly 154 feet, more or less, to the easterly margin of an alley thence with the easterly margin of said alley southwardly 40 feet, more or less, to the northwest corner of said Davis property; thence with Davis north line eastwardly 154 feet, more or less to the beginning.

TRACT II

Being part of Scott's five acre tract as shown on the plan of D.J. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a point in the westerly margin of 12th Avenue North, at the SW corner of the lot owned by Maggie E. Cunningham and Mary A. Brown; thence with their south line, westerly 154 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 26 feet to a point; thence easterly 154 feet to the westerly margin of 12th Avenue North; thence with the margin of same, northerly 27 feet to the point of beginning.

Being the same property conveyed to Jesse D. Betty and wife, Shirley I. Betty by deed from Michael Ray and wife, Tonya Ray, dated 3/28/2005, recorded 4/19/2005 in Instrument No. 20050419-0043386 Register's Office for Davidson County, Tennessee.

Property knows as 1513 & 1517 12th Avenue N., Nashville, Tennessee. 37208

Jesse D. Betty, Jr. is one and the same person as Jesse D. Betty
Shirley Irene Betty is one and the same person a s Shirley I. Betty

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 23 day of Dec., 2015.

Jesse D. Betty

Jesse D. Betty, Jr.

Shirley Irene Betty

Shirley Irene Betty

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jesse D. Betty, Jr. and wife, Shirley Irene Betty 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 23 day of Dec., 2015.

D. Cowyn

Notary Public

Commission Expiration 5/18/18

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 23 day of Dec., 2015.

My commission expires 5/18/18

D. Cowyn

Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY