BILL GARRETT, Davidson County
Trans:T20160008694 DEEDQC
Recvd: 02/02/16 08:47 1 pgs
Fees:12.00 Taxes:0.00
20160202-0009792

THIS INSTRUMENT PREPARED BY:
Robert Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Willie L. Beasley		
Teresa Cammon	same	06916009600
3857 Northbrook Drive	same	
Nashville, TN 37207	same	

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ -0- .

Janice Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 28 day of Jan., 2016

Maxine Q. Sims
NOTARY PUBLIC My commission expires: 5/8/18

MAXINE Q. SIMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of love an affection, and no monetary consideration, I, Janice Mitchell, by these presents do quitclaim and convey unto Willie L. Beasley and Teresa Cammon, all my right, title and interest for the express purpose of making a re-conveyance to Willie L. Beasley and Teresa Cammon, and to create a joint tenancy with rights of survivorship, to a certain tract or parcel of land in Davidson County, Tennessee, to wit:

Beginning at a post in the southerly margin of Hydes Ferry Pike, said post being in a northeastern corner of said tract; thence South 40 degrees 02' West, 326.64 feet to an iron pin; thence north 50 degrees 39' West, 43.40 feet to an iron pin' thence South 39 degrees 56' West, 211.52 feet to an iron pin; thence South 29 degrees 34 ' East, 59.19 feet to an iron pin; thence South 40 degrees 55' West, 187.99 feet to an iron pin, said iron pin being located in the northerly margin of Old Hydes Ferry Pike and being in the southeastern corner of said lot; thence along said Old Hydes Ferry Pike, North 30 degrees 45' West, 197.19 feet to an iron pin located in the northerly margin of Old Hydes Ferry Pike; thence North 29 degrees 48' East, 195.16 feet to a point; thence North 51 degrees 15' West, 55.40 feet to an iron pin; thence along a rock fence North 17 degrees 26" West, 280.47 feet to a point; thence along a rock fence North 87 degrees 58' East, 182.18 feet to an iron pin; thence North 16 degrees 13' East, 88.25 feet to an iron pin, said iron pin being in the southerly margin of Hydes Ferry Pike; thence along said Hydes Ferry Pike South 72 degrees 57' East, 78.50 feet to an iron pin; thence South 16 degrees 14' West, 167.81 feet to a post; thence South 68 degrees 08' East, 71.86 feet to an iron pin; thence South 65 degrees 22' East, 53 feet to an iron pin; thence North 40 degrees 34' East, 191.13 feet to an iron pin, said iron pin being in the southerly margin of Hydes Ferry Pike; thence along said Hydes Ferry Pike South 63 degrees 07' East, 146.30 feet to the point of beginning, containing 4.13 acres, more or less.

Being the same property conveyed to Willie L. Beasley and Janice Mitchell by deed from Willie L. Beasley of record in Instrument Number 20140925-0088115, Register's Office of Davidson County, Tennessee.

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

This is improved property known as 3709 John Mallette Drive, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, we have set our signatures, this the 28 day of Jan, 2016

Janice Mitchell
Janice Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named Janice Mitchell, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on the 28 day of Jan, 2016

Maxine Q. Sims
Notary Public My Commission Expires: 5/8/18

MAXINE Q. SIMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.