SEND TAX BILLS TO NEW OWNER:

BEECH AVENUE, LLC
1209 SAXON DRIVE
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 N Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 16-0087

Map 105
Group 10
Parcel 143.00

BILL GARRETT, Davidson County
Trans:T20160014617 DEEDQC
Recvd: 02/23/16 08:32 2 pgs
Fees:12.00 Taxes:0.00
20160223-0016945

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, **ALDEN HORTON, III and JULI GARNER HORTON, as tenants in common with joint rights of survivorship,** do have/has this day bargained and sold and do/does hereby quitclaim and convey unto **BEECH AVENUE, LLC, a Tennessee limited liability company,** its successors and assigns, forever, all of their right, title, interest in and to the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 107, as shown on the Map entitled Waverly Place, of record in Book 57, Page 95, in the Register's Office for Davidson County, Tennessee. Said part of Lot No. 107 being at the intersection of Beech Avenue and a 20 foot alley, running thence southwardly with the westerly margin of said Beech Avenue 60 feet to a point; thence westwardly across said Lot No. 107 and parallel with the north boundary line of said Lot No. 107 to a point in the west boundary line of said Lot No. 107; thence northwardly with said west boundary line to its intersection with said north boundary line 60 feet, thence eastwardly with the north boundary line and with the southerly margin of said alley, 172.2 feet, more or less, to the place of beginning.

Being the same property conveyed to **Alden Horton, III and Juli Garner Horton, as tenants in common with the right of survivorship**, by Quitclaim Deed from Horton Runyeon, Inc., dated August 31, 2012, and of record in Instrument Number 20120906-0080778, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of 2011 BEECH AVENUE, NASHVILLE, TN 37204.

THIS CONVEYANCE is made subject to taxes, restrictions, easements, rights-of-way, and roadways, zoning and other matters as may affect the premises.

WITNESS OUR SIGNATURES hereto this 19th day of February, 2016.

ALDEN HORTON, III

JULI GARNER HORTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALDEN HORTON, III and JULI GARNER HORTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2016.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/29/19

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

AFFIANT

Sworn to and subscribed to before me this 19th day of February, 2016.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/29/19