This Instrument Prepared By:
Law Office of Matt Potempa, PLLC
222 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20130054123 DEEDQC
Recvd: 06/26/13 10:36 2 pgs
Fees:12.00 Taxes:0.00
20130626-0065602

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Richard E. Ashby,** hereinafter called Grantor, has bargained and sold and by these presents does hereby quitclaim and convey to **Richard E. Ashby,** all of my rights, title, life estate and interest in and to the following described tract of land to wit.

LAND in Davidson County, Tennessee, being Lot No.45 on the Plan of Harbour Town, Section II, of record in Plat Book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made a for a more complete description.

BEING the same property conveyed to **Richard E. Ashby and wife, Alicia M. Ashby**, by Quitclaim Deed, of record by Book 11108, Page 553, in Register's Office of Davidson County. Alicia M. Ashby predeceased her husband, Richard E. Ashby, per Certificate of Death of record in the Tennessee Department of Vital Statistics, Nashville, TN.

This improved property is known as **2925 Starboard Drive**, Nashville, TN 37217. This improved property is also known as **200 Upwind Court**, Nashville, TN 37217.

This Instrument was prepared by information provided by the Grantor. No new title search was done.

The above reference property is the primary residence of the Grantor.

WITNESS my hand and seal on this 24th day of June, 2013.

Richard E. Ashby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Richard E. Ashby,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the bargainor, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 24th day of June, 2013.

ELIZABETH C. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

My Commission Expires _____ Notary Public

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of June, 2013.

ELIZABETH C. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2013

My Commission Expires _____ Notary Public

NAME AND ADDRESS OF NEW OWNER	**SEND PROPERTY TAX STATEMENT TO:**	**MAP & PARCEL NO.**
Richard E. Ashby 2925 Starboard Dr. Nashville, TN 37217	Bank of America New Owner	136-14-117