THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 BILL GARRETT, Davidson County Trans:T20150071534 DEEDQC Recvd: 08/24/15 14:20 2 pgs Fees:12.00 Taxes:0.00 20150824-0085305	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 **MITCHELL BOYD**, AFFIANT Subscribed and sworn to before me, this 24th day of August, 2015. NOTARY PUBLIC My Commission Expires: Oct. 18, 2016 COLLEEN O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Windship Boyd, 1715 Villa Place, Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 104 08 0 360.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Mitchell Boyd** ("Grantor"), do hereby quitclaim, transfer and convey unto **Windship Boyd**, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being part of Lot No. 66 on the Map of O.B. Hayes plan of Large lots, as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Villa Street, 200.5 feet, more or less, north of the north margin of Belcourt Avenue; thence westerly parallel to the north margin of Belcourt Avenue, 155 feet, more or less, to an alley; thence northerly 80 feet; thence easterly 155 feet, more or less, to the westerly margin of Villa Street; thence with the margin of the same southerly 80 feet to the beginning.

Being the same property conveyed to Windship Boyd and Mitchell Boyd by Warranty Deed from Margie O. Maxwell dated December 23, 2008, at Instrument No. 20081230-0123285 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1715 Villa Place, Nashville, Tennessee 37212.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 24th day of August, 2015.

Mitchell Boyd

Mitchell Boyd, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mitchell Boyd**, the Grantor, 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 office, this 24th day of August, 2015.

Colleen O'Connell

Notary Public

My Commission Expires: Oct. 18, 2018

COLLEEN O'CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.