QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160013573 DEEDQC
Recvd: 02/18/16 14:16 2 pgs
Fees:12.00 Taxes:0.00
20160218-0015568

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward D. King and Tracey L. Wilbourn	**Bank of America**	
(NAME)	(NAME)	
132 D Woodmont Boulevard	**P.O. Box 5954**	**116030N00400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Springfield, OH 45501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **EDWARD D. KING, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **EDWARD D. KING AND TRACEY L. WILBOURN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit D, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard of record in Instrument No. 20130710-0071438, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward D. King, a married man, by Warranty Deed from IRA Innovations, LLC f/b/o Charles Cline, of record in Instrument No. 20150512-0043523, Register's Office for Davidson County, Tennessee, dated May 8, 2015 and recorded on May 12, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABLITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as **132 D Woodmont Boulevard Nashville, Tennessee 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 18th day of FEBRUARY, 2016.

EDWARD D. KING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD D. KING**, the within named bargainor, 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, this the 8th day of FEBRUARY, 2016.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212