This instrument prepared by:
George A. Dean
Tune Entrekin & White, PC
Suite 1700, 315 Deaderick Street
Nashville, TN 37238
615-244-2770

Name & Address of New Owners:
(Also Responsible for Tax Bill)

Julio Christopher Custode
Victoria Lee Adcock
8249 Spring Ridge Drive
Nashville, TN 37221

Map and Parcel #

15500028500

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF one dollar ($1.00) cash in hand, Sandra Ann Boyd Custode ("Grantor"), does hereby quitclaim and convey to Julio Christopher Custode and Victoria Lee Adcock ("Grantees"), their heirs and assigns, all the interest she may possess in a certain parcel of real property, 2.00 acres more or less, located in Davidson County, Tennessee and more particularly described as follows:

Being a tract of land lying off Collins Road in Davidson County, Nashville, Tennessee; bounded in general by Fred W. Boyd (life estate) on the north; Sandra Ann Boyd Custode, on the east; Lot 16 of McCrory Heights 1st Revision on the south; and Stephen C. Boyd remainder on the West, and more particularly described as follows:

Beginning at an existing iron pin, at a fence corner, the southwest corner of Sandra Ann Boyd Custode (Deed book 10414 at page 108 in the Register's Office for Davidson County) in the north line of Lot 16 of the McCrory Heights Subdivision, 1st Revision (Plat book 9700 at page 162 in the Register's Office for Davidson County); thence leaving Sandra Ann Boyd Custode and with the north line of said lot 16, N82^07'59"W 117.83' to an iron pin set 5 feet south of a meandering fence; thence leaving Lot 16 and with a new line N08^05'55" E 739.40' to an iron pin set in the south line of Fred W. Boyd (life estate) (Deed book 10627 page 317 in the Register's Office for Davidson County); thence with Fred W Boyd's South line S82^07'59" E 117.83' to an existing iron pin, Fred W. Boyd's southeast corner in the west line of the aforementioned Sandra Ann Boyd Custode; thence leaving Fred W Boyd and with Sandra Ann Boyd Custode's west line S08^05'55"W 739.40' to the point of beginning, containing 2.00 acres, more or less, and being the same property conveyed to Sandra Ann Boyd Custode by quitclaim deed in instrument #20040116-0006649, dated January 15, 2004, and formerly a portion of Stephen Clark Boyd's property as recorded in deed book 9924 page 850, according to a survey by Randolph L. Chapdelaine PLS # 1444, 7376 Walker Road, Fairview, Tennessee 37062 on December 2, 2003, from a previous survey dated October 13, 1995.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The above tract is subject to taxes for 2016 and subsequent years, all easements, restrictions and covenants of record.

This is unimproved property known as Collins Road, Nashville, in Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160021107 DEEDQC
Recvd: 03/15/16 11:16 2 pgs
Fees:12.00 Taxes:0.00
20160315-0024455

Grantor does hereby quitclaim and convey to Julio Christopher Custode and Victoria Lee Adcock, their heirs and assigns, the property hereinabove described and set forth to which reference is hereby made.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees' heirs or assigns, forever.~~

JC

Witness the execution hereof on this 14th day of March, 2016.

Sandra Ann Boyd Custode

Sandra Ann Boyd Custode

State of Tennessee
County of Davidson

On this 14th day of March, 2016, before me the undersigned authority, personally appeared Sandra Ann Boyd Custode, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged the execution as her own free act and deed.

Donna L. Liles

My Commission Expires: May 6, 2019

DONNA L. LILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1.00.

Julio Custode

Julio Christopher Custode

Sworn to and subscribed before me on the 11th day of March, 2016.

Tamra Jackson

My Commission Expires: 5-6-2019

TAMRA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019