US Bank

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

B. Oneel
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/19

ERIC B DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7621 WILE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
JOSEPH WILE AND WINDY DAWN JONES	New Owner	126-15-0A-222.00 CO
8024 Boone Trace		126-15-0A-222.00 CO
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH WILE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOSEPH WILE AND WIFE, WINDY DAWN JONES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8024 Boone Trace, Nashville, TN 37221

Witness hand on this 8th day of December, 2015

Joseph Wile

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Joseph Wile he bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Joseph Wile executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ NASHVILLE, Tennessee, this 8TH day of DECEMBER, 2015

Notary Public

My Commission Expires: 3/10/19

ERIC B DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160024017 DEEDQC
Recvd: 03/24/16 12:02 2 pgs
Fees:12.00 Taxes:0.00
20160324-0027931

15-7621 WILE JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 200, SECTION 5, BOONE TRACE AT BILTMORE, as shown on plat of record in Instrument No. 20000622-0062086, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from Maribeth R. Nicholson and husband, John D. Nicholson, III by Warranty Deed to Joseph Wile in Instrument No. 20150811-0080102, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, BOONE TRACE AT BILTMORE, as recorded in Instrument No. 20000622-0062086, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9342, Page 312, Book 9735, Page 91, Book 10032, Page 813, Book 10306, Page 817, Instrument Nos. 20001211-0121618 and 20010717-0075902 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Viacom Cable, recorded in Book 9665, Page 420.

f. Conveyance of common area recorded at Instrument No. 20011119-0126831.