THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 22 day of March, 2016. _____ Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160034097 DEEDQC
Recvd: 04/26/16 09:39 2 pgs
Fees:12.00 Taxes:0.00
20160426-0040324

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

Address New Owner: William T. Chapman, IV, Trustee P.O. Box 340020 Nashville, TN 37203-0020	Send Tax Bills To: Same as of record	Tax Information: Tax Parcel ID No. 104-8-379.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **THOMAS J. OSBORNE and JOHN T. OSBORNE, whose last name was misspelled in the prior conveyance and is one and the same as John T. Osborn, as Joint Tenants** ("Grantor"), have this day quitclaimed, transferred and conveyed to **WILLIAM T. CHAPMAN, IV, Trustee of the 1501 Villa Place Trust dated March 22, 2016** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, Plan of Robinson Realty Company's Subdivision of the east part of Lot No. 48 in O.B. Hayes Rokeby Addition, as shown on plat of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Osborne and John T. Osborn, whose last name was misspelled and should have been John T. Osborne, by Warranty Deed dated March 30, 2007 and recorded on April 10, 2007 in Instrument No. 20070410-0042585, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1501 Villa Place, Nashville, TN 37212.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple and has a good right to convey it. This conveyance is subject to all liens, restrictions, conditions, easements and other matters of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of March, 2016.

Thomas J. Osborne

John T. Osborne

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 Thomas J. Osborne and John T. Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of March, 2016.

Notary Public

My Commission Expires: July 8, 2019

SUSANNE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 08, 2019