THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 16078581**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16 day of August, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160074760 DEEDQC
Recvd: 08/26/16 12:47 2 pgs
Fees:12.00 Taxes:0.00
20160826-0089642

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

QUITCLAIM DEED

Address New Owner: Hunter Vincent and Elizabeth Blair Vincent 8225 Canoe Court Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 126-15-0A-242.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Hunter Vincent and Elizabeth Blair Walden now known as Elizabeth Blair Vincent, joint tenants with rights of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Hunter Vincent and Elizabeth Blair Vincent, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 220, 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 by Warranty Deed from Jason Michael Dean, married to Hunter Vincent and Elizabeth Blair Walden, joint tenants with rights of survivorship as recorded on the 29th day of June, 2015 in Instrument No. 20150629-0062178; Quit Claim Deed from Laura Stuart Dean, Plaintiff, and Jason Michael Dean, Defendant to Jason Michael Dean as recorded on the 14th day of July, 2004 in Instrument No. 20040714-0083795, corrected in Instrument No. 20120706-0059534 and Warranty Deed from NVR. Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc. to Jason Michael Dean and Laura Stuart Dean, husband and wife as recorded on the 30th day of November, 2001 in Instrument No. 20011130-0131952, in the Register's Office of Davidson County, Tennessee.

Elizabeth Blair Walden and Elizabeth Blair Vincent being one and the same person.

This is improved property known as 8225 Canoe Court Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements 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 16 day of August, 2016.

Hunter Vincent

Elizabeth Blair Walden NKA Elizabeth Blair Vincent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hunter Vincent and Elizabeth Blair Walden NKA Elizabeth Blair Vincent,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of August 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019