BILL GARRETT, Davidson County
Trans:T20160093679 DEEDQC
Recvd: 10/24/16 13:48 3 pgs
Fees:17.00 Taxes:0.00



20161024-0112170

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Vivian D. Boyles and Kenneth H. Boyles	(NEW OWNERS)	Map 075-13-0-
213 Bonnaridge Drive		Parcel 069.00
Hermitage, TN 37076		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 7149 Nolensville Road, Ste 3A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **Vivian D. Boyles**, (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and conveys unto **Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship,** (hereinafter referred to as the "Grantees"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A'

Said property is conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property located on 213 Bonnaridge Drive, Hermitage, TN 37076.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant Vivian D Boyles
Subscribed and sworn to before me this 21st day of October, 2016. J. Painter-Rose **Notary Public** **My Commission Expires: 11/21/2018**	JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS, WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 21st **day** of October, 2016.

Vivian D Boyles
Vivian D. Boyles

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **VIVIAN D. BOYLES**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that **SHE** executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 21st day of October, 2016.

J. Painter-Rose
Notary Public

My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 287, on the Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vivian D. Boyles by warranty deed dated October 22, 2010 from US Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC3 of record in Instrument No. 20101029-0086509, said Register's Office.