THIS INSTRUMENT PREPARED BY:

29185-1B
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eugenia/Winford Partners 760 Melrose Avenue Nashville, Tennessee 37211	Owner	11808017500

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **James Matthew Woodard**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Eugenia/Winford Partners, a Tennessee joint venture**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 215 and 216 on the Map of the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edenwold Park, of record in Book 332, Page 29, and that portion of an alley as closed by Metro Ordinance No. 095-1543, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 215 and 216 front 50 feet on the easterly side of Moore (Eugenia) Avenue and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to James Matthew Woodard by Warranty Deed dated December 29, 2016 from Charles R. Tygard and Judy B. Tygard, husband and wife, of record in Instrument No. 20161230-0137409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by James Matthew Woodard in order to vest title to the property in the Grantee.

BILL GARRETT, Davidson County
Trans:T20170006336 DEEDQC
Recvd: 01/23/17 12:21 2 pgs
Fees:12.00 Taxes:0.00
20170123-0007133

IN WITNESS WHEREOF, this instrument has been executed this 19th day of January, 2017.

James Matthew Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Matthew Woodard, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of January, 2017.

JOHN T. COX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 19th day of January, 2017.

JOHN T. COX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17