This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

BILL GARRETT, Davidson County
Trans:T20170032377 DEEDQC
Recvd: 04/18/17 10:52 3 pgs
Fees:17.00 Taxes:0.00
20170418-0037637

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:	**Send Tax Bill to:**	**Map Parcel Number:**
THE MATTHEW AND SANDRA BOYD LIVING TRUST 5540 SADDLEWOOD LANE BRENTWOOD, TN 37027	MATTHEW BOYD and SANDRA K. BOYD Trustee(s) of THE MATTHEW AND SANDRA BOYD LIVING TRUST 5540 SADDLEWOOD LANE BRENTWOOD, TN 37027	171 00 0 110.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MATTHEW E. BOYD and SANDRA K. BOYD, husband and wife, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto MATTHEW BOYD and SANDRA K. BOYD Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of MATTHEW BOYD and SANDRA K. BOYD, under the terms of THE MATTHEW AND SANDRA BOYD LIVING TRUST Dated 3/16/17, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same land conveyed to MATTHEW E. BOYD and SANDRA K. BOYD, husband and wife, from DONNA RAY ANTHONY, AN UNMARRIED WOMAN by Deed of record as Instrument 20160812-0084126 on August 12, 2016, in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 5540 SADDLEWOOD LANE, BRENTWOOD, TN 37027

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 16 day of March, 2017

MATTHEW E. BOYD

SANDRA K. BOYD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and said county and state, MATTHEW E. BOYD and SANDRA K. BOYD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood Tennessee, this 16 day of March, 2017.

Notary Public

My Commission expires: 11-09-19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn to before me this 16 day of March, 2017.

Notary Public

My Commission Expires 11-09-19

DANIEL SCOTT BRADDOCK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY COMM. EXP. 11-09-2019

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.

EXHIBIT "A"

Map Parcel Number:
171 00 0 110.00

A PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE MORE PARTICULARLY DESCRIBED AS FOLLOWS IN ACCORDANCE WITH A DESCRIPTION PREPARED BY ANDERSON-DELK & ASSOCIATES, INC.:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SADDLEWOOD LANE, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF LOT 10 ON THE PLAN OF SADDLEWOOD AS OF RECORD IN BOOK 5200, PAGE 128, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID PLAN OF SADDLEWOOD, SOUTH 52 DEGREES 50 MINUTES 57 SECONDS EAST A DISTANCE OF 262.17 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF LOT 10 ON THE PLAN OF SADDLEWOOD ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 39 ON THE PLAN OF COTTONPORT PLANTATION PHASE 2, AS OF RECORD IN BOOK 6900, PAGE 950, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 57 DEGREES 26 MINUTES 46 SECONDS EAST A DISTANCE OF 25 FEET TO A POINT, SAID POINT BEING THE MOST NORTHEASTERLY POINT OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 32 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 531.72 FEET TO A POINT, SAID POINT BEING THE MOST SOUTHERLY POINT OF HEREIN DESCRIBED TRACT; THENCE WITH A COMMON LINE OF HEREIN DESCRIBED TRACT AND C. WAYNE MEADOWS AND EDWARD R. PHILLIPS PROPERTY THE DEED FOR WHICH IS OF RECORD IN BOOK 9324, PAGE 398, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, NORTH 28 DEGREES 35 MINUTES 57 SECONDS WEST A DISTANCE OF 463.03 FEET TO A POINT, IN THE EASTERLY MARGIN OF SADDLEWOOD LANE, SAID POINT BEING THE MOST WESTERLY POINT OF THE HEREIN DESCRIBED TRACT; THENCE ALONG THE EASTERLY MARGIN OF SADDLEWOOD LANE NORTH 61 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 109.00 FEET TO POINT; THENCE CONTINUING ALONG THE EASTERLY MARGIN OF SADDLEWOOD LANE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 583.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 17 MINUTES 40 SECONDS, EAST 244.18 FEET AND AN ARC LENGTH OF 246.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.48 ACRES, MORE OR LESS.