BOX #14

G#26352-2A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170056887 DEEDQC
Recvd: 07/03/17 15:16 2 pgs
Fees:12.00 Taxes:0.00
20170703-0066988

State of Tennessee)
County of Williamson)

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

Affiant

Subscribed and sworn to before me, this the 27 day of June, 2017.

Notary Public

My commission expires: March 10, 2019

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Theresa M. Sells	**"New Owner"**	**11711005300**
6402 Johnson Chapel Road West		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patrick D. Sells and Theresa M. Sells, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Theresa M. Sells, a married woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the southern margin of Woodmont Avenue, 650 feet westward from the West margin of Belmont Boulevard, said point being the Northwest point of Lot No. 41, running thence southwardly with the West line of Lot No. 41, 155 feet; thence, at a right angle, westwardly 200 feet to the East margin of Amanda Street; thence, northerly with the East margin of Amanda Street, 155 feet to the South margin of Woodmont Avenue; thence, eastwardly with the South margin of Woodmont Avenue, 200 feet to the BEGINNING point.
ALSO being known as Lot No. 63 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

THE said Woodmont Avenue being one and the same as Woodmont Boulevard.

BEING the same property conveyed to Patrick D. Sells and Theresa M. Sells, husband and wife, by Warranty Deed dated September 5, 2014, from Karen Jane Zaft, Charles Anthony Eberhardt, Cena Marie Morgan and Elizabeth Eberhardt-Ayoub, Co-Trustees of the Frances Jane Harrison Eberhardt Revocable Trust, Under Trust Agreement Dated March 21, 2012, of record in Instrument No. 20140910-0082994, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **1615 Woodmont Boulevard, Nashville, TN 37215**.

Witness my/our hand(s) this 27 day of **June, 2017.**

Patrick D. Sells

Patrick D. Sells

Theresa M. Sells

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick D. Sells and wife, Theresa M. Sells**, the bargainors, 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 Brentwood, Tennessee, this 27 day of **June, 2017.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: March 10, 2019