Prepared by Thomas A. Travaglini, Esq.
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BILL GARRETT, Davidson County
Trans:T20100026674 DEEDQC
Recvd: 05/05/10 10:15 3 pgs
Fees:17.00 Taxes:0.00
20100505-0033936

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
JASON T. MICHAUD	SAME	Map 062-02-0a
2719 Riverbend Drive		Parcel 015.00
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) **Jason T. Michaud** and **Sabrina Yadlosky Michaud** have bargained and sold, and by these presents does transfer, quitclaim and convey unto the said **JASON T. MICHAUD (a single person)**, his heirs, successors, and assigns, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73B on the Plan of River Trace Estates, Phase I of record in Plat Book 6250, Page 996 and 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna S. York by quitclaim deed from Thomas A. York of record in Book 9191, Page 16, in the Register's Office fo Davidson County, Tennessee, dated December 14, 1993.

Donna York and Donna Spears are one and the same.

Being the same property conveyed to Jason T. Michaud and Sabrina Yadlosky Michaud by Warranty Deed from Donna York a.k.a. Donna Spears of record by transaction No.20091103-0101654, dated 11/03/09.

This is improved property known as **2719 Riverbend Drive, Nashville, TN 37214**

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes shall be paid by the Grantee.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 996, and restrictions in Book 6851, page 370, amended in Book 6982, page 747, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

JASON T. MICHAUD

SABRINA YADLOSKY MICHAUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for said County and State, Jason T. Michaud with whom I am personally acquainted.

Witness my hand and official seal at Nashville, Tennessee, this the 22 day of March, 2010.

KAREN A. KAEB
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires 03/19/13 **NOTARY PUBLIC**

STATE OF TEXAS
COUNTY OF

Personally appeared before me, a Notary Public for said County and State, Sabrina Yadlosky Michaud with whom I am personally acquainted.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of March, 2010.

Commission Expires
1-14-14

NOTARY PUBLIC

LISA GARCIA
MY COMMISSION EXPIRES
January 14, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual consideration or tru value, whichever is greater for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 26 day of April 2010.

Notary

