BILL GARRETT, Davidson County
Trans:T20120003744 DEEDQC
Recvd: 01/17/12 12:42 1 pgs
Fees:12.00 Taxes:0.00
20120117-0004479

FROM: GAT, LLC

TO: **Gregory A. Trudeau and Anita C. Trudeau, husband and wife**

QUITCLAIM DEED

Address of New Owner:
Gregory A Trudeau
1109 Horseshoe Cove
Mt. Juliet, TN 37122

Send Tax Bills To:
New Owner

Map & Parcel:
04312005200

THIS INSTRUMENT PREPARED BY
Advantage Title and Escrow
109 Kenner Avenue
Nashville, TN 37205

Prepared from information furnished by the parties hereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $0.00

Affiant

Subscribed and sworn to before me, this the 7 day of Jan, 2012.

Notary Public
Commission Expires:_____

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

FOR AND IN CONSIDERATION of one-dollar cash in hand and other goods and valuable consideration, and for the express purposes of making a re-conveyance:

We, **GAT, LLC**, do hereby quitclaim unto **Gregory A. Trudeau and Anita C. Trudeau, husband and wife**, their successors and assigns, all right, title and interest in the following described tract or parcel of land, to-wit:

Being Lot No. 23 on the unrecorded plan of Vandiver Subdivision of the east one-half of Tract No. 9, on the Anderson Land in the 11th Civil District of Davidson County, described according to the Plan made by Ewell Anderson in July of 1944, as follows:

Beginning at a point in the northeasterly margin of Vandiver Drive at the common corner of Lots No. 22 and 23; thence along the margin of said drive in a northwesterly direction of 50 feet to a point; thence extending back between two parallel lines 157 feet, more or less, to a point in the low water mark of the Cumberland River, the rear line measuring 50 feet therein, more or less.

Being the same property conveyed to GAT, LLC, by Quitclaim Deed from Gregory A. Trudeau and Anita C. Trudeau, dated March 6, 2008, of record in Instrument No. 20080307-0023230, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is Improved property (X) known as **136 Vandiver Drive Madison TN 37115.**

IN WITNESS WHEREOF we have hereunto set our hands on this the 7th day of Jan, 2012.

GAT, LLC
By: Gregory A. Trudeau, Member

GAT, LLC
By: Anita C. Trudeau, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregory A. Trudeau and Anita C. Trudeau with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of GAT LLC and that as such members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 7th day of Jan, 2012.

Commission expires: 3/3/2014

Notary Public

COLLEEN B. SINGLETON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY