THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paul Poitras Karen Poitras 1444 Campbell Road Goodletsville, TN 37072	New Owners	032-00-0-182.00

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2014.

Notary Public

My Commission Expires: 8/23/16
(Affix Seal)

JULIA HATLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES

BILL GARRETT, Davidson County
Trans:T20140050214 DEEDQC
Recvd: 07/14/14 15:33 2 pgs
Fees:12.00 Taxes:0.00
20140714-0061959

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 **Winston Templet, a married man and Karen Poitras, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Paul Poitras and Karen Poitras, husband and wife**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an existing iron pin at corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein described tract; thence now leaving said margin N 14 deg. 38 min. 14 sec. East 550.58 feet to a set iron pin; thence S 62 deg. 13 min. 24 sec. East 113.52 feet to a set iron pin; thence S 11 deg. 00 min. 00 sec. West 560.00 feet to a set iron pin in the margin of Campbell Road; thence with said margin North 62 deg. 13 min. 24 sec. West 150 feet to the point of beginning, containing 1.622 acres, said property is now known as Lot No. 1 on

the Final Plat of Lyle Hunter Lot, a plat which is of record in Instrument No. 20010906-0096744, Register's Office of Sumner County, Tennessee.

Being the same property conveyed to Winston Templet and Karen A, Poitras by Special Warranty Deed from Arch Bay Holdings, LLC – Series 2010B, dated April 19, 2012, recorded April 26, 2012, of record in Instrument No. 20120426-0035673, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of Winston Templet, a Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved or property located at: 1444 Campbell Road, Goodletsville, TN 37072

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 23rd day of June, 2014.

Winston Templet

Karen Ann Poitras
Karen Poitras

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Winston Temple and Karen Poitras**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 23rd day of June, 2014.

Notary Public

My Commission Expires: 8/23/16

JULIA HATLEY NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY MY COMM. EXPIRES