BILL GARRETT, Davidson County
Trans:T20150045056 DEEDQC
Recvd: 06/09/15 08:09 3 pgs
Fees:17.00 Taxes:0.00
20150609-0053798

This Instrument Prepared By:
Legacy Law Group, PC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
PAUL ROUSSEL, TRUSTEE S&J INVESTMENT SERVICES TRUST DATED APRIL 22, 2015 104 BROADWELL CIR. FRANKLIN, TN 37067	PRIMARY RESIDENTIAL MORTGAGE, INC. 4750 W. WILEY POST WY., #200 SALT LAKE CITY, UT 84116	145150A02100CO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. §67-4-409(a)(4).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

Sworn to and subscribed before me this 22nd day of April, 2015.

Notary Public
My Commission Expires: 05-03-2017

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, STEVEN R. ROUSSEL and JANE A. ROUSSEL, TRUSTEES of the ROUSSEL REVOCABLE LIVING TRUST, dated August 29, 2014, and any amendments thereto, hereinafter called Grantor, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto PAUL ROUSSEL, Trustee, of the S&J INVESTMENT SERVICES TRUST, dated April 22, 2015, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 22nd day of April, 2015.

ROUSSEL REVOCABLE LIVING TRUST, dated August 29, 2014

BY: S R Roussel
STEVEN R. ROUSSEL, Trustee

Jane A Roussel
JANE A. ROUSSEL, Trustee

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 STEVEN R. ROUSSEL and JANE A. ROUSSEL, Trustees of the ROUSSEL REVOCABLE LIVING TRUST, dated August 29, 2014, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 22, 2015.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2017

NOTARY PUBLIC

My Commission Expires: 05-03-2017

EXHIBIT A

PROPERTY DESCRIPTION

Said property is described to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 7-A on the revised plan of Stratford Place, of record in Book 6250, page 560 and as further set forth in the Exhibit "B" of the Master Deed and By-Laws of record in Book 6472, page 47 and amended in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Bobby G. Johnson and wife, Jackie G. Johnson by deed from Carl Johnson and wife, Mary Lou Johnson of record in Book 9126, page 8, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10967, page 655 said Register's Office, Bobby G. Johnson conveyed his interest in subject property to Jackie G. Johnson

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 560 and as shown as Exhibit "B" to the Master Deed of record in Book 6472, page 47, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6472, page 47, Book 7140, page 592, Book 7234 page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Being the same property conveyed to Steven R. Roussel and spouse, Jane A. Roussel, Trustees of the Roussel Revocable Living Trust, dated August 29, 2104 by Steven R. Roussel and spouse, Jane A. Roussel, by Warranty Deed of Record in Instrument No. 20140908-0081886, Register's Office for Davidson County, Tennessee.

This is improved property known as 5205 Shenandoah Court, Nashville, TN 37220.