THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160031094 DEEDQC
Recvd: 04/18/16 08:37 2 pgs
Fees:12.00 Taxes:0.00
20160418-0036695

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauri A. Gregoire 4901 Traceway Drive Nashville, Tennessee 37221	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite # 400 San Ramon, CA 94583	155-16-0A-085.00CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PAUL E. GREGOIRE** , hereinafter called the Grantor, do hereby Quitclaim and convey unto **LAURI A. GREGOIRE**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 165 on the plan of Traceside, Section 3 as of record in Plat Book 9700, Page 4 7, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard E. Watters, an unmarried man, by Warranty Deed from Michael Coggin and wife, Anna Coggin, of record in Instrument No. 20050308-0025761, dated 3/7/2005, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Paul E. Gregoire and Lauri A. Gregoire, husband and wife, by Warranty Deed, from Richard E. Watters, an unmarried man, of record in Instrument No. 20150205-0010958, dated 2/3/2015, Register's Office for Davidson County, Tennessee.

This is improved property known as **4901 Traceway Drive, Nashville, Tennessee 37221** .

Witness my hand this 24 day of MARCH, **2016**:

Paul E. Gregoire
PAUL E. GREGOIRE

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 **PAUL E. GREGOIRE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this THE 24th DAY OF March, 2016:

BRAD A. NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JUNE 03, 2019

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF March, 2016:

Notary Public

My Commission Expires: _____

BRAD A. NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. JUNE 03, 2019