RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160072442 DEEDQC
Recvd: 08/19/16 09:37 2 pgs
Fees:12.00 Taxes:0.00
20160819-0086763

File No.: TN167602

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2016.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONICA C. KRAUS *et vir* 5211 Lindenwood Avenue Saint Louis, MO 63109	Same address as new owner	104 14 0 121.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **MONICA C. KRAUS (FORMERLY KNOWN AS AND BEING ONE AND THE SAME PERSON AS MONICA CHARLENE HANSON), A MARRIED WOMAN,** hereinafter called the Grantor, has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **MONICA C. KRAUS AND LELAND KRAUS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 1-A, James R. Knight Subdivision, Zone Lot Division of Lot 1 and 2, as shown on Plat of record in Plat Book 6050, page 162, amended in Plat Book 6250, page 758, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Monica Charlene Hanson, a single woman, by Warranty Deed from Tom Yao and wife, Emily Yao, dated 5/12/2011, recorded 5/16/2011, of record in Instrument No. 20110516-0037168, in the Register's Office for Davidson County, Tennessee.
>
> The address of the herein described property is believed to be 2812 Westwood Avenue, Unit B, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 16th day of August, 2016.

Monica C. Kraus

MONICA C. KRAUS

STATE OF ~~Tennessee~~ Missouri
COUNTY OF ~~Davidson~~ St. Louis

Personally appeared before me, a Notary Public, **MONICA C. KRAUS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of August, 2016.

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

YOLANDA M. ALLEN
My Commission Expires
July 8, 2019
St. Louis County
Commission #15050603

Yolanda Allen
Notary Public

Yolanda Allen
Printed Notary Name

My commission expires: July 8 2019