QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160076607 DEEDQC
Recvd: 09/01/16 09:17 2 pgs
Fees:12.00 Taxes:0.00
20160901-0091839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELMORIAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mignon Francois (NAME)	**Same** (NAME)	
1213 6th Avenue North (ADDRESS)	(ADDRESS)	**082-13-0-193.00**
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALVIN FRANCOIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MIGNON FRANCOIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. being the southerly 1/2 of Lot No. 104 on the Plan of D.T. McGavock's First Addition to Nashville of record in Plat Book 10, Page (s) 606 through 609, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alvin Francois and wife, Mignon Francois by Warranty deed from Tim Forsman, unmarried of record in Instrument No. 20050711-0080115 Register's Office for Davidson County, Tennessee, dated June 7, 2005 and recorded on July 11, 2005. Also see Scrivener's Affidavit of record in Instrument No. 20071108-0131872, in said Register's Office. Mignon Francois and Alvin Francois having since divorced pursuant to the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee of Record in docket number 14D-2555.

This is
( ) unimproved
(X) improved

property known as **1213 6th Avenue North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 26 day of August, 2016.

Alvin Francois

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alvin Francois**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of August, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212