THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20160095248 DEEDQC
Recvd: 10/28/16 09:07 2 pgs
Fees: 12.00 Taxes: 0.00
20161028-0113864

[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#:
Gregory Michael Ogne 323 Leopole Road Nashville, TN 37211	CMG Mortgage, Inc. 3160 Crow Canyon Road, Suite # 400 San Ramon, CA 94583	148-05-0-008.00

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, **JANE FRANCES OGNE, UNMARRIED**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **GREGORY MICHAEL OGNE , UNMARRIED**, hereinafter called the Grantee, his 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:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Hillbrook Section 3, of record in Plat Book 3300, page 84, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory Michael Ogne, an unmarried man & Jane Frances Ogne, a married woman, by Warranty Deed from Roy L. Smith and wife, Josephine Phelps, of record in Instrument No. 20140512-0040262, Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded May 12, 2014.

This is improved property known as **323 Leopole Road, Nashville, Tennessee 37211** .

Witness my hand this **20th** day of **October, 2016**:

Jane Frances Ogne
Jane Frances Ogne

STATE OF ~~TENNESSEE~~ California
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JANE FRANCES OGNE**, 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 20th day of October, 2016:

Notary Public

My Commission Expires: 08/14/2019

JUAN GONZALEZ VILLASENOR
COMM. #2123498
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires 8/14/2019

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Amanda Meinor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2016:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON