BILL GARRETT, Davidson County
Trans:T20160105826 DEEDQC
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Fees:17.00 Taxes:0.00
20161201-0126231

Quitclaim Deed

RECORDING REQUESTED BY BONNIE McIVER
AND WHEN RECORDED MAIL TO:
ARTHUR M. SAN SOUCI, Grantee(s)
508 LIME CREEK COVE
CHELSEA, AL. 35043-5590

SEND TAX BILL TO:
508 LIME CREEK COVE
CHELSEA, AL. 35043

Consideration: $ GIFT
Property Transfer Tax: $
Assessor's Parcel No.: 15004010200 SOT 20140822007683 2

PREPARED BY: ARTHUR M. SAN SOUCI certifies herein that he or she has prepared this Deed. 508 LIME CREEK COVE, CHELSEA, ALA. 35043-5590

Signature of Preparer

12/1/16
Date of Preparation

ARTHUR M. SAN SOUCI
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/1/16 in the County of DAVIDSON, State of TENNESSEE by Grantor(s), BONNIE McIVER, whose post office address is 3521 SHAKERTOWN RD, ANTIOCH, TN. 37013 to Grantee(s), ARTHUR M. SAN SOUCI, whose post office address is 508 LIME CREEK COVE, CHELSEA, AL. 35043

WITNESSETH, that the said Grantor(s), BONNIE McIVER, for good consideration and for the sum of GIFT ($ -0-) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

BONNIE McIVER
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Denissa Morgan
Print Name of First Witness to Grantor(s)

Marissa Hammond
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

ARTHUR M. SANSOUCI
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Denissa Morgan
Print Name of First Witness to Grantee(s)

Marissa Hammond
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On DECEMBER 1, 2016, before me, Emily Parrish Baggett, a notary public in and for said state, personally appeared, BONNIE Mc IVER, ARTHUR M. SANSOUCI

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Emily Parrish Baggett
Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____ (Seal)

EMILY PARRISH BAGGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 397 on the Plan of The Country, Section Eight of record in Plat Book 6250, Page 912 and 913, 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 James Ragghianti by deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20140411-0030484 Register's Office for Davidson County, Tennessee, dated April 3, 2014 and recorded on April 11, 2014.

This property was purchased as an investment and has never been the marital residence of Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3521 Shakertown Road, Antioch, TN 37013.**