This instrument prepared by and return to:

Perrie & Associates, LLC
2603 Elm Hill Pike, Suite B
Nashville, TN 37214

This deed was prepared solely from information furnished by the parties referenced herein. No new title search was performed on the property and the preparer of this instrument has no liability as to what a search would disclose.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
John Matthew Bruno **Jessica Morton Bruno** **38 Nickleby Down** **Brentwood, TN 37027**	**New Owner**	**172 010A 060.00co**

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JOHN MATTHEW BRUNO,** hereinafter called the Grantor, do hereby quitclaim and convey unto **JOHN MATTHEW BRUNO and JESSICA MORTON BRUNO, husband and wife,** hereinafter called the Grantee, their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 60 on the Plan of Copperfield Revised of record in Plat Book 6900, page 555 through 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description..

BEING the same property conveyed to John Matthew Bruno, unmarried, by deed from Fannie Mae, aka Federal National Mortgage Association, of record in Instrument No. 20110224-0015094, Davidson County Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

BILL GARRETT, Davidson County
Trans:T20160111710 DEEDQC
Recvd: 12/20/16 08:40 2 pgs
Fees:12.00 Taxes:0.00
20161220-0133350

Executed on this 8th day of December 2016.

JOHN MATTHEW BRUNO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, **JOHN MATTHEW BRUNO**, 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 seal at office on this 8th day of December, 2016.

Notary Public

My Commission Expires: 7/2/18

JULIANNE M. SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of December, 2016.

Notary Public

My Commission Expires: 7/2/18

JULIANNE M. SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018