This instrument was prepared by:
Connie Reguli
Attorney at Law
LawCare-Family Law Center, P.C.
1646 Westgate Circle, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the consideration for this transfer is for the (sum of) actual consideration of $10.00.

Heidi Gracia – Trustee for the H.M.G. Living Trust

BILL GARRETT, Davidson County
Trans:T20170021277 DEEDQC
Recvd: 03/13/17 12:02 2 pgs
Fees:12.00 Taxes:0.00
20170313-0024397

Subscribed and sworn to before me on this 9th day of FEBRUARY 2017.

Notary Public
My commission expires: 10/7/19

CHRISTINA ANNE CURRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

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Address new owner:
H.M.G. Living Trust
1011 Monroe Lane
Brentwood, Tennessee 37027
c/o Heidi M. Gracia, Trustee

Send tax bills to:
H.M.G. Living Trust
1011 Monroe Lane
Brentwood, Tennessee 37027

Map Parcel Number:
172080 B059.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Heidi Gracia (being the same as Heidi M. Gracia)**, do hereby convey, remise, release and forever quitclaim unto the **H.M.G. Living Trust,** its heirs and assigns, my entire right, title and interest in and to the following described real property, located in **Davidson** County, Tennessee, and more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot Number 59, Phase Two, on the plan of Bridle Downs, a planned unit development, of record in Book 7900, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Heidi Gracia by deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120711-0060839 on July 11, 2012 , Register's Office for said County.

Said property is also known as **217 Walking Horse Hill**, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.
THE MAKER OF THIS INSTRUMENT DOES NOT WARRANT THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN.

WITNESS my hand this 9th day of February 2016.7

Heidi Gracia, personally
(being the same person as Heidi M. Gracia)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Gracia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Brentwood, Tennessee, this the 9th day of FEBRUARY 2016.7

Notary Public
My commission expires: 10/7/19

CHRISTINA ANNE CURRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

I hereby swear that the consideration of this transaction does not exceed $10.00

Heidi Gracia
(being the same person as Heidi M. Gracia)

Subscribed and sworn to before me on this 9th day of FEBRUARY 2016.7

Notary Public
My commission expires: 10/7/19

CHRISTINA ANNE CURRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019