QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION
FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Berard	NEW OWNER	Map 096
334 Raymond Hodges Rd.	334 Raymond Hodges Rd.	Group 050
Cottontown, TN 37048	Cottontown, TN 37048	Parcel 139.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul Berard, an unmarried man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Berard , married

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Woodberry Park, as of record in Book 2133, Page 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Berard, an unmarried man, by deed from Charlotte E. Woodard, an unmarried woman, of record in Instrument 20161117-0121444, said Register's Office, dated November 15, 2016.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2625 Woodberry Drive, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7 day of April, 2017.

Paul Berard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Berard, 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 at Nashville, Tennessee this 7th day of April, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170030354 DEEDQC
Recvd: 04/11/17 09:06 1 pgs
Fees:12.00 Taxes:0.00
20170411-0035159