BILL GARRETT, Davidson County
Trans:T20170041190 DEEDQC
Recvd: 05/15/17 13:53 2 pgs
Fees:12.00 Taxes:0.00
20170515-0048027

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 20th day of April, 2017.

Notary Public
My commission expires: 5-5-19

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON EMMALYN G HENDRICK

Address of New Owner:	Send Tax Bills to:	Tax Information
The Gaines Family Trust P.O. Box 160772 Nashville, TN 37216	New Owner	018-07-0-030.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Gains a/k/a Jeffrey A. Gaines, and wife, Lisa M. Gains, a/k/a Lisa M. Gaines, as tenants in common with rights of survivorship**, hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **The Gaines Family Trust,** Grantee(s), her heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Gains aka Jeffrey A. Gaines and wife, Lisa M. Gains aka Lisa M. Gaines, and Barbara Snyder, as tenants in common with rights of survivorship, by Quitclaim Deed from Jeffrey A. Gains and wife, Lisa M. Gains dated June 18, 2015 of record as Instrument No. 20150618-0058469, Register's Office for Davidson County, Tennessee.

The said Barbara Snyder having since died on February 7, 2017, leaving Jeffrey A. Gains and wife, Lisa M. Gaines surviving as tenants by the entirety.

Being the same property conveyed to Jeffrey A. Gaines aka Jeffrey A. Gains and wife, Lisa M. Gaines aka Lisa M. Gains by Warranty Deed from Linda J. Carter dated June 30, 2014 of record as Instrument No., 20170702-0058174.

Being also known as **110 Utley Drive, Goodlettsville, Tennessee 37072.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

WITNESS my hand this 24th day of April, 2017

Jeffrey A. Gaines

Lisa M. Gaines

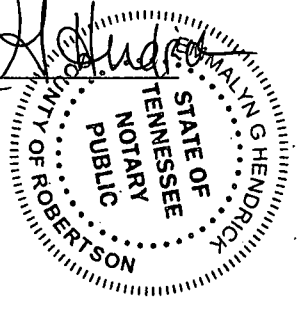
STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffrey A. Gaines, a/k/a Jeffrey A. Gains and Lisa M. Gaines, a/k/a Lisa M. Gains, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2017.

Notary Public



My commission expires: 5-5-19

Re: **110 Utley Drive, Goodlettsville, Tennessee 37072.**