Bill Garrett Davidson County
Batch# 43477 DEEDQC
01/02/2018 01:55:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000453

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Angela Seaman Affiant Subscribed and sworn to before me, this 21 day of December, 2017. Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

QUITCLAIM DEED

Address New Owner: Robert T. McDugald and Janette R. McDugald 4317 Signal Hill Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 116-15/85

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert T. McDugald and wife, Janette R. McDugald,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **Robert T. McDugald and Janette R. McDugald, Trustees of The Robert T. and Janette R. McDugald Trust dated February 15, 2012,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 5 feet of Lot No. 6, Block 9, on the Map of Re-Subdivision of part of Royal Oaks Subdivision, of record in Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Said Lot and part of Lot adjoin and front together 105 feet on the southerly side of Signal Hill Drive and runs back 193 feet 7 inches on the west line of Lot No. 5 and 197 feet 6 inches more or less on the east side of said part of Lot No. 6, to a dead line in the rear and measures 105 feet more or less thereon.

Being the same property conveyed to Robert T. McDugald and wife, Janette R. McDugald by Warranty deed from Victor E. Salvino and Kimberly A. Salvino, husband and wife of record in Instrument No. 20160620-0062330, Register's Office for Davidson County, Tennessee, dated June 2, 2016 and recorded June 20, 2016.

Being also known as 4317 Signal Hill Drive, Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of December, 2017.

Robert T. McDugald

Janette R. McDugald

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert T. McDugald and Janette R. McDugald, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of December, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018