Bill Garrett Davidson County
Batch# 91174 DEEDQC
05/11/2018 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180511-0045428

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Claude Gatebuke 269 Largo Dr. Nashville, TN 37211	Regions Bank d/b/a P.O. Box 200401 Florence, SC 29502-0401	050-15-0-079.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **CMG INVESTMENTS, LLC**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **CLAUDE GATEBUKE**, hereinafter called the Grantee, his heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 228, on the Plan of Parkwood Estates, Section 2, as of record in Plat Book 3300, Page 5, amended on Plat Book 3281, Page 534-536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CMG Investments, LLC, by Warranty Deed from Janice M. Marlowe and Faye Mumphrey Greene and Kenneth Mumphrey, as joint tenants with right of survivorship of record in Instrument No. 20160729-0078349, recorded 7/29/2016, Register's Office for Davidson County, Tennessee.

This property is commonly known as **3230 Moorewood Drive, Nashville, TN 37207**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness the hands of the authorized representatives of the Grantor this 7th day of May, 2018:

CMG Investments, LLC

By: Claude M. Gatebuke, Member
Claude M. Gatebuke, Member

and

By: Justin Gatebuke, Member
Justin Gatebuke, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Claude M. Gatebuke and Justin Gatebuke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **sole Members of CMG Investments, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **CMG Investments, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 7 day of May, 2018:

Barbara Collins
NOTARY PUBLIC

My Commission Expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Claude M. Gatebuke
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF MAY, 2018.

Barbara Collins
Notary Public

My Commission Expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 12-12-24

NOTARY'S SEAL:

