McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
7105 Crossroads Blvd.
Suite 105
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 08/22/07 15:59 2 pgs
Fees:12.00 Taxes:0.00
20070822-0100510

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Guillermo Andrade
AFFIANT

Subscribed and sworn to before me this 4 day of August, 2007.

Carmen M Ceja
NOTARY PUBLIC
My Commission Expires: January 30, 2011

CARMEN M. CEJA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Guillermo Andrade
664 Ransom Village Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map: 135-14-0-C, Parcel 30-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Alfonso Andrade,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Guillermo Andrade,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Ransom Village, of record in Plat Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Guillermo Andrade and Alfonso Andrade, by Warranty Deed, from Kimberly C. Palmer Troup, f/k/a Kimberly C. Palmer and husband, William Calvin Troup, Jr., of record in Instrument No. 20021108-0138038, Dated October 31, 2002, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4 day of August, 2007.

Alfonso Andrade
Alfonso Andrade

STATE OF Davidson, Tennessee.
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alfonso Andrade, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of August, 2007.

CARMEN M. CEJA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Carmen M Ceja
Notary Public

My Commission Expires: January 3, 2011