QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

Agustin Ambriz
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 4 day of DECEMBER, 2008.

NOTARY PUBLIC

Commission Expires 3-10-2011

Davidson County DEEDQC
Recvd: 12/04/08 12:47 3 pgs
Fees:17.00 Taxes:0.00
20081204-0117603

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ANTHONY AMBRIZ, 1513 Lincoya Bay Dr. Nashville, Tennessee 37214	New Owner	109-05-0-D / 25 CO

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by ANTHONY AMBRIZ, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **AGUSTIN AMBRIZ**, and wife, **ELSA J. CHINCHILLA**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto our son:

ANTHONY AMBRIZ a Married Man, the GRANTEE herein, his heirs and assigns all my/our right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No 1513 in The Cottages of Williams Bend, a Private Element Horizontal Property Regime, Located on Lincoya Bay Drive Nashville, Davidson County Tennessee and described in the Declaration of Covenants Conditions and Restrictions and By-Laws for the Cottages at Williams Bend, a Horizontal Property Regime wiht Private Elements, as shown of Record as Instrument #20040628-0076712, & #20041028-0129585 in the Register's Office for Davidson County Tennessee.

BEING all the same property conveyed to Agustin Ambriz and wife Elsa J. Chinchilla by Deed from 70 South Associates, LLC, shown of record as Instrument 20050831-0104040 Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

2008 Property taxes are to be and assumed by the GRANTEE.
Deed of Trust of record as Instrument #20050831-0104041;
Restrictions of record as Instrument #20040628-0076712, & #20041028-0129585 , R.O.D.C., TN.

This is improved property known as: 1513 Lincoya Bay Dr., Nashville, TN 37214.

Witness our hands this 4th day of DECEMBER, 2008.

Agustin Ambriz
AGUSTIN AMBRIZ

Elsa J. Chinchilla
ELSA J. CHINCHILLA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named AGUSTIN AMBRIZ and wife ELSA J. CHINCHILLA the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 4 day of DECEMBER, 2008.

NOTARY PUBLIC

My Commission Expires: 3-20-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

From: *AGUSTIN AMBRIZ and wife, ELSA J. CHINCHILLA*

To: *ANTHONY AMBRIZ a married man*

Property:

1513 Lincoya Bay Dr. Nashville, TN. 37214

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
227 Old Hickory Blvd.
Old Hickory Tennessee 37138

www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Shirley Cochran the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires: _____

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com

SHIRLEY COCHRAN
STATE
OF
TENNESSEE

My Commission Expires SEPT. 19, 2009