Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARE BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

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

AFFIANT

Subscribed and sworn to before me
this 19th day of January 2010.

NOTARY PUBLIC
My Commission Expires: 9-13-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

ADDRESS OF NEW OWNER:
Bryan Cruz-Escalante, et al
4017 Darlene Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map/Parcel 162-02-150.00

BILL GARRETT, Davidson County
Trans:T20100008600 DEEDQC
Recvd: 02/11/10 12:47 2 pgs
Fees:17.00 Taxes:0.00
20100211-0010827

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-coneyance, **Bryan Cruz-Escalante, unmarried,** Grantors, does hereby quitclaim and convey his interest unto Russell J. McCann, Trustee, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, 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 Bryan Cruz-Escalante, by Warranty Deed, from Susan Gatlin Winters, subject to a life estate retained by John William Gatlin, of record in Instrument No. 20091130-0108971, Dated November 5, 2009, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 19th day of Jan, 2010.

Bryan Cruz-Escalante

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Bryan Cruz-Escalante, single and Nelson Iraheta and wife, Morena Iraheta, together as joint tenants with right of survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 8 day of February, 2009.

Russell J. McCann, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryan Cruz-Escalante**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of Jan., ~~2009~~ 2010

Notary Public

My Commission Expires: 01/03/2011

MEAGEN GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of February, ~~2009~~ 2010.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY