This Instrument Prepared By & Return To:
Foundation Title and Escrow, LLC
30 Burton Hills Blvd., Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100065000 DEEDQC
Recvd: 10/14/10 10:16 2 pgs
Fees:12.00 Taxes:0.00
20101014-0082265

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Conrado Montoya, Jr.	Bank of America, N.A.	172-12-A-45.00CO
221 Newton Nook	P.O. Box 961291	
Brentwood, TN 37027	Fort Worth, TX 76161	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Conrado Montoya, Jr.,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Conrado Montoya, Jr. and Craig Montoya, tenants in commons with right of survivorship,** GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Section One, Williams Grove of record in Plat Book 9700, page 580, 584 and 582, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Conrado Montoya, Jr. by Warranty Deed from Debbie Belcastro, married, married, dated May 12, 2010, of record in Instrument No. 20100609-0044838, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 221 Newton Nook, Brentwood, TN 37027

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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, the GRANTOR has hereunder set her hand this 12th day of May, 2010.

Conrado Montoya Jr.
CONRADO MONTOYA, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named Conrado Montoya, Jr., with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2010.

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-02-11

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 30th day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

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