This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Maria Espejo and Walter Espejo
7352 Olmsted Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
142050b05200co

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Maria Espejo hereby Quitclaim all my interest to Maria Espejo and husband, Walter Espejo, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-303, together with the carport designated No. J-303-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, amended in Book 4675, Pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, Page 464, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Three Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, said Register's Office, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to Maria Espejo, of record in Instrument Number 20110603-0042438 Register's Office, Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Book 4784, Page 464; By-Laws of record in Book 4784, Page 482; and Restrictions of record in Book 4784, Page 482, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all matters and notes on plat of record in Book 4675, Pages 75, 76 & 77; Book 4675, Pages 103, 104 & 105; Book 6231, Page 156, Register's Office, Davidson County, Tennessee.

This is improved property known as 8300 Sawyer Brown Road, J-303, Nashville, Tennessee 37221.

This is the same description as in previous deed of record.

And now I, for the express purpose of carrying our the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Maria Espejo and husband, Walter Espejo, their heirs and assigns, forever; and I, Maria Espejo covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110037570 DEEDQC
Recvd: 06/23/11 08:44 2 pgs
Fees:12.00 Taxes:0.00
20110623-0048098

Witness our hands this the 27th day of May, 2011.

Maria Espejo

Maria Espejo

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maria Espejo, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 27th day of May, 2011.

Lisa S Bellar
NOTARY PUBLIC

LISA S. BELLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 1/22/2015

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $0.

Lisa S Bellar
AFFIANT

Subscribed and sworn to before me this 27th day of June, 2011.

PAM S. ATCHLEY
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 7-29-13