BILL GARRETT, Davidson County
Trans:T20110079845 DEEDQC
Recvd: 12/16/11 14:22 2 pgs
Fees:12.00 Taxes:0.00

This instrument prepared by: 
20111216-0098323

Brian O. Bowban, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:
Grace Zuniga Villalobos
1800 Springfield Highway
Goodlettsville, TN 37072

Send tax bills to:
Same

Map-parcel numbers:
MAP 6
PARCEL 89

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. 11D3286, and for the express purpose of creating a fee simple absolute title in my former Wife, Grace Zuniga Villalobos, (hereinafter called "GRANTEE"), I, JUAN R.VILLALOBOS, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Grace Zuniga Villalobos, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

> BEGINNING at a point, said point being the Northeast corner of the herein described tract, the Southeast corner of Dewey as recorded in Book 7777, page 25, Register's Office for Davidson County, Tennessee, and in the West right-of-way of U.S. Highway 41; thence along said right-of-way South 31 degrees 08 minutes 17 seconds East, 143.00' to a highway right-of-way monument, thence South 31 degrees 55 minutes 23 seconds, 56.08' to a highway right-a-way monument, thence South 31 degrees 08 minutes 17 seconds East 132.00' to a point, thence leaving said right-of-way, South 41 degrees 09 minutes 55 seconds West to an iron rod, thence North 44 degrees 18 minutes 57 seconds West, 188.80' to an iron rod, thence South 87 degrees 18 minutes 36 seconds West, 52.73' to a point, thence South 58 degrees 05 minutes 30 seconds West, 833.30' to a point, thence North 31 degrees 32 minutes 05 seconds West, 250.00' to a point, thence North 58 degrees 05 minutes 30 seconds East, 698.09' to an iron rod, thence South 12 degrees 06 minutes 59 seconds East, 149.44' to an iron rod, thence North 59 degrees 53 minutes 08 seconds East, 353.68' to the point of beginning of the herein described tract and containing 5.00 acres more or less.

The Grantors hereby grant to the Grantees an Easement for ingress and egress, which easement is of record in Book 11064, Page 798, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Grace Sweat, unmarried at time of conveyance a/k/a Grace Zuniga Villalobos by deed from Lee H. Cornish, Jr. and wife, Marsha C. Cornish, of record in Book 11096, Page 249, Register's Office Davidson County, Tennessee.

This is improved property known as 1800 Springfield Highway Goodlettsville, Tennessee 37072.

This legal description is the same as the previous deed of record furnished by the parties.

AND NOW, THEREFORE, I, the said JUAN R.VILLALOBOS, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Grace Zuniga Villalobos, her heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the

appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 17 day of November, 2011.

JUAN R. VILLALOBOS

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

ACKNOWLEDGMENT

STATE OF FLORIDA]
COUNTY OF Hillsborough]

Personally appeared before me, Iris N Cruz, a Notary Public in and for said County and State, JUAN R. VILLALOBOS, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Brandon, Florida, this 17 day of November, 2011.

Notary Public My commission expires:

IRIS N. CRUZ
Notary Public - State of Florida
My Comm. Expires Sep 11, 2012
Commission # DD 819919
Bonded Through National Notary Assn.

AFFIDAVIT

STATE OF FLORIDA]
COUNTY OF Hillsborough]

This transfer is in implementation of a property settlement agreement between divorcing parties.

JUAN R. VILLALOBOS

Subscribed and sworn to before me this 17 day of November, 2011.

Notary Public My commission expires:

IRIS N. CRUZ
Notary Public - State of Florida
My Comm. Expires Sep 11, 2012
Commission # DD 819919
Bonded Through National Notary Assn.