THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120003245 DEEDQC
Recvd: 01/13/12 13:40 3 pgs
Fees:18.00 Taxes:629.00
20120113-0003844

ADDRESS NEW OWNER:
Eliseo Alberto Monjarrez
6011 Wesley Way
Brentwood, TN. 37027

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 135
Parcel 021.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, **Eliseo Alberto Monjarrez, unmarried** valuable considerations, the receipt of all of which is hereby expressly acknowledged, **Sue Ann Lingerfelt and Jeral Dean Hutchinson,** hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **Eliseo Alberto Monjarrez, unmarried,** hereinafter called the Grantees, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee described according to a survey made by Z. J. Wilkinson, Surveyor, July 13, 1946, as follows:

Beginning at a fence corner in the northerly margin of the Franklin Limestone Road in the westerly line of a tract of land conveyed to Flora G. Bean by deed from D. W. White and wife, of record in Book 971, Page 675, Register's Office for said county; thence with a fence line and Bean's westerly boundary line north 31 deg. 30 min. west, 601 feet to fence corner; thence with a fence line and Rice's southerly boundary line, south 72 deg. 30 min. west, 629 feet to an 18 inch sugar tree; thence south 66 deg. 56 min. east, 357 feet to a stake; thence north 88 deg. 54 min. east, 284 feet to a stake; thence south 36 deg. 50 min. east, 301.6 feet to a fence corner in the northerly margin of said Road; thence with said Road, north 66 deg. 30 min. east, 133.5 feet to the beginning, containing 4.66 acres more or less.

Being the same property conveyed to M. W. York and wife, Nellie York by deed from Charles Armistead York and wife, Mognonette Sullivan York, dated September 26, 1946, filed for record in Book 1385, Page 642, Register's Office for Davidson County, Tennessee.
M. W. York predeceased Nellie York and Nellie York having since deceased leaving said property to her only heirs at law, Sue Ann Lingerfelt and Jerel Dean Hutchinson by Affidavit of Heirship of record in Instrument No. 20090226-0016944, Register's Office for Davidson County, Tennessee.
Jeral Dean Hutchinson and Jerel Dean Hutchinson is one and the same person.

There is included in the above legal description, but specifically excluded from this conveyance is a tract of land that was conveyed to C. A. York and wife, Mignonette Sullivan York by deed from M. W. York and wife, Nellie York, dated April 27, 1950, filed for record in Book 1816, Page 133, Register's Office for Davidson County, Tennessee and further described as follows:

A tract of land in the 2nd, formerly the 5th Civil District of said County, described according to a survey made by Dorris E. Boner, Surveyor, April 8, 1950, as follows:

Beginning at the northeast corner of a 10 acre tract of land conveyed to Charles Armistead York and wife, by deed from W. C. Sullivan, of record in Book 1290, Page 237, Register's Office for said County, said point being 301.6 feet northerly from the northerly margin of the Franklin Limestone Road; thence with the Northern boundary line of said C. A. York property, south 88 deg. 54 min. west, 284 feet to a stake and north 66 deg. 56 min. west, 357 feet to an 18 inch sugar tree in the southern boundary line of the property conveyed to Ben Rice; thence with the southern boundary line of said Rice's property, north 74 deg. east, 433.8 feet to a stake; thence south 36 deg. 50 min. east, 335.5 feet to the beginning.

Being part of the same property conveyed to M. W. York and wife, Nellie York by deed from Charles Armistead York and wife, Migonette Sullivan York, dated September 26, 1946, filed for record in Book 1385, Page 642, Register's Office for Davidson County, Tennessee.
M. W. York predeceased Nellie York and Nellie York having since deceased leaving said property to her only heirs at law, Sue Ann Lingerfelt and Jerel Dean Hutchinson by Affidavit of Heirship of record in Instrument No. 20090226-0016944, Register's Office for Davidson County, Tennessee.
Jeral Dean Hutchinson and Jerel Dean Hutchinson is one and the same person.

This is investment property and is not subject to marital rights.

This is improved property known as: 225 Franklin Limestone Road, Nashville, Tennessee 37217.

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

IN WITNESS WHEREOF, We have hereunto set our hands this the 11th day of January, 2012.

Sue Ann Lingerfelt

Sue Ann Lingerfelt

Jeral Dean Hutchinson

Jeral Dean Hutchinson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Ann Lingerfelt and Jeral Dean Hutchinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11th day of January, 2012.

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ TENNESSEE WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn before me
this 11th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN ★ TENNESSEE
NOTARY PUBLIC AT LARGE
★ WILSON COUNTY