BILL GARRETT, Davidson County
Trans:T20120013448 DEEDQC
Recvd: 02/23/12 15:05 2 pgs
Fees:12.00 Taxes:0.00
20120223-0015936

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Santiago & Anna Tefel 11 Westlawn Court Nashville, TN 37209	New Owner:	Map: 103-08 Parcel: 141.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Santiago Tefel and Anna V. Hance NKA Anna Hance Tefel, husband and wife,** by these presents does hereby quitclaim and convey unto **Santiago Tefel and Anna Hance Tefel, husband and wife,** his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 337 on the Map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, Register's Office for Davidson County, Tennessee, described according to a survey thereof made by John M. Sullivan, County Surveyor, July 23, 1954, as follows:

Beginning at a point in the westerly margin of Mockingbird Road as established on the Plan of record in Book 547, page 171, said Register's Office, at the intersection of the north line of the right of way of the N.C. & St. L. Railroad; thence with said railroad right of way, westerly 157.63 feet to the corner of Lots 337 and 338; thence with the line between said lots northerly 50 feet to a point; thence easterly 157.63 feet to the westerly margin of Mockingbird Road; thence with the margin of the same southerly 50 feet to the beginning.

Being the same property conveyed to Santiago Tefel and Anna V. Hance, husband and wife by deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument 201104060026738, Register's Office for Davidson County, Tennessee, dated April 5, 2011.

This is improved property known as: 11 Westlawn Court, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of February, 2012.

Carmen Coates
Affiant

My commission expires:
(Affix Seal)

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. SEPT. 9, 20
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of February, 2012.

Santiago Tefel

Anna V. Hance NKA
Anna Hance Tefel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Santiago Tefel and Anna V. Hance NKA Anna Hance Tefel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY