BILL GARRETT, Davidson County
Trans:T20120023069 DEEDQC
Recvd: 03/30/12 09:09 1 pgs
Fees:13.00 Taxes:592.00
20120330-0026933

FROM: ALBERTO FORERO

TO: WILLIAM SHAAR

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

William Shaar
4313 Belle Mina Lane
Franklin, Tennessee 37064

Same

Map 072-06-0
Parcel 025.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties and without benefit of title examination or title insurance and no closing thereupon.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

_____, Affiant

Sworn to and subscribed before me this 29th day of March, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

I, Alberto Forero, do hereby quitclaim to William Shaar, a one-half (½) undivided interest, of my interest in the following land:

Land in Davidson County, Tennessee, being the northerly 16 feet of Lot No. 9 and all of Lots 10, 11, 12 and 13 on the Map of the Resubdivision of Maynor Place, as of record in Book 843, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said part of Lot 9 and Lots 10, 11, 12 and 13 front 116 feet on the westerly side of Gallatin Pike and runs back between parallel lines 160 1/4 feet to a dead line in the rear.

Being the same property conveyed to Alberto Forero by deed from Karsta Eryasa, unmarried, of record in Instrument No. 20100427-0031705, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This is commercial property and is not the principal place of residence of the Grantor.

This conveyance is subject to all applicable zoning ordinances; utility, sewer, drainage and other easements of record; any applicable covenants, restrictions and declarations; and all other matters of record. By virtue of this deed, Alberto Forero and William Shaar each one an undivided one-half interest in and to the aforedescribed tract of land. This conveyance is subject to the rights of any tenants in possession and from this date the owners shall share equally as to any leasehold rights and be bound equally for landlord obligations thereto.

This is improved property known as 3231 Gallatin Pike, Nashville, Tennessee 37216.

Witness my hand this 29th day of March, 2012.

_____
ALBERTO FORERO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Alberto Forero, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2012.

_____
NOTARY PUBLIC

My commission expires: 10-28-205

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.