THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711Trousdale Drive, Suite 120
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 22 DAY OF August 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

Address of New Owner:
Isabel Loza Rodriguez
218 Dulling Ave.
Madison, TN 37115

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
043-09-0-290.00

BILL GARRETT, Davidson County
Trans:T20120063789 DEEDQC
Recvd: 08/27/12 09:35 2 pgs
Fees:12.00 Taxes:0.00

20120827-0076741

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Maria M. Loza and Isabel Loza, joint tenants with rights of survivorshiop,**"GRANTORS", by these presents, does hereby quitclaim and convey unto **Isabel Loza Rodriguez** herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County**, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block P, of Woodlawn Dstates, of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shamrock Holdings, Inc, by Warranty Deed from Cumberland Properties, LLC, of record in Instrument No. 20060705-0079692, Dated June 30, 2006. Said Property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20060705-0079693, Dated June 30, 2006 and modified in Instrument No. 20070808-0095096, who subsequently appointed A. Scott Hubbard, as Substitute Trustee, of record in Instrument No. 20110204-0010268. A. Scott Hubbard, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trusee's Deed to Renasant Bank, of record in Instrument No. 20110726-0057243, Dated July 19, 2011, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria M. Loza and Isabel Loza, joint tenants with rights of survivorship, by Special Warranty Deed from Renasant Bank, dated the 22nd day of February 2012, in Instrument No. 20120222-0015276, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to the following:
The current year's property taxes have been prorated and paid or are assumed by the Grantee, Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any. The plan of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 1142, page 99, Register's Office for Davidson County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This is improved property known as 218 Dulling Ave.- Madison, TN 37115

WITNESS our hands this 31st day of July, 2012.

Maria M. Loza

Maria M. Loza

Isabel Loza

Isabel Loza

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Maria M. Loza and Isabel Loza, joint tenants with rights of survivorship,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 31st day of July, 2012.

Notary Public

My commission expires:

March 08, 2016

ARIANNA MELENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY