BILL GARRETT, Davidson County
Trans:T20120066462 DEEDQC
Recvd: 09/05/12 11:41 2 pgs
Fees:12.00 Taxes:0.00
20120905-0080156

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the party. All party hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a proper title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Special Warranty Deed of record in Instrument #20120202-0009625, in the Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all party acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accept full responsibility for the recordation of this Instrument."

ADDRESS NEW OWNER:
CLLD Properties LLC
201 Hunterwood Dr.
White House, TN 37188

SEND TAX BILLS:
SAME

Map – Parcel: 051 12 078.00

QUITCLAIM DEED

THIS INDENTURE, made this 30 day of August, 2012, between **LUIS DAVID CARATACHEA,** party of the first part, and **CLLD Properties LLC,** party of the second part,

WITNESSETH: That the said party of the first part, **LUIS DAVID CARATACHEA,** for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto, **CLLD Properties LLC,** the party of the second part, his heirs and assigns, her interest in the following described property, to wit:

Property located at 326 Due West Avenue, in the City of Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as Lot 12 on the unrecorded plan of the Core Subdivision, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 18, 2012 and known as Job No. 12-0004, as follows:

BEGINNING at an existing iron pipe in the southerly right-of-way of Due West Avenue at the Northwest corner of the herein-described tract and being the Northeast corner of Lot 11 of the Core Subdivision. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Due West Avenue, S 60 deg. 30' 00" E – 75.00' to an iron pin set at the Northwest corner of Lot 13; Thence leaving the right-of-way of Due West Avenue with the westerly line of Lot 13, S 29 deg. 30' 00" W – 150.00'

to an iron pin set in the northerly line of the Whispering Hills Drive, L.L.C. property; Thence with said line, N 60 deg. 30' 00" W – 75.00' to an iron pin set at the Southeast corner of Lot 11; Thence with the easterly line of Lot 11, N 29 deg. 30' 00" E – 150.00' to the POINT OF BEGINNING, containing 11,250 square feet, more or less.

BEING the same property conveyed to LUIS DAVID CARATACHEA by Special Warranty Deed from LPP MORTGAGE, LTD., of record in INSTRUMENT #20120202-0009625, Register's Office for Davidson County, Tennessee.

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the party hereto have duly executed the foregoing on the day and year first above written.

LUIS DAVID CARATACHEA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **LUIS DAVID CARATACHEA**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 30 day of August, 2012.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 30 day of August, 2012.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013