(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120071515 DEEDQC
Recvd: 09/21/12 15:43 2 pgs
Fees:12.00 Taxes:0.00
20120921-0086245

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: Valentin Luna Romero

Subscribed and sworn before me, this the 13th day of September, 2012.

Notary Public:
My Commission Expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Magaly Estrada Mojica 1441 Pleasant Hill Rd. Nashville, TN 37214	New Owner	121-00-50.02

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **MAGALY ESTRADA MOJICA A/K/A MAGALI ESTRADA-MOJICA**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **MAGALY ESTRADA MOJICA AND VALENTIN LUNA ROMERO** (hereinafter referred to as "**GRANTEE**"), in and to the following described tract of land:

SEE ATTACHED EXHIBIT A

This is improved property commonly known as: **1441 Pleasant Hill Rd., Nashville, TN 37214.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 13th day of September, 2012.

MAGALY ESTRADA MOJICA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **MAGALY ESTRADA MOJICA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of September, 2012.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-18-2012

Notary Public

My Commission Expires:

EXHIBIT A

TRACT I:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book 1, page 303, County Court, described as follows:

BEGINNING at a point in the westerly margin of Pleasant Hill Road, 332 feet as measured around a slight curve, from the northeast corner of the property conveyed to Charles 0. Hooser and wife, as of record in Book 1637, page 161; thence southerly around the margin of said Road, 110 feet; thence leaving the Road, south 87 deg. 30' west 792 feet to a point; thence north 11 deg. east 440 feet to a point in the south line of the Jimmy Dickens Property; thence along the line of said property, north 87 deg. 30 east 264 feet to a point; thence south 11 deg. west 330 feet to a point; thence north 87 deg. 30' east 528 feet to an iron pin, the point of beginning, containing 4 acres, more or less.

TRACT II:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 7 on the Plan of the Division of the Waggoner Heirs Property, as of record in Minute Book 1, page 303, County Court for said County, and described as follows:

Beginning at a point in the westerly margin of Pleasant Hill Road, at the southeast corner of a tract conveyed to R. C. Harvey and wife, by deed from Arra B. Hooser, as of record in Book 3764, page 252; thence along Harvey's south line and leaving said Road, south 87 deg. 30' west 792 feet to a point; thence south 11 deg. west 55 feet to a point; thence north 87 deg. 30' east 792 feet to the westerly margin of Pleasant Hill Road; thence with the margin of the same, northerly 55 feet to the point of beginning.

INCLUDED IN THE ABOVE TWO TRACTS OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM IS THE PARCEL OF LAND CONVEYED TO JERRY L. JARNAGAN BY DEED OF RECORD IN BOOK 4264, PAGE 885, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Division of Waggoner Heirs Property, as of record in Minute Book 1, page 303, Register's Office for Davidson County,
Tennessee:

Beginning at a point in the northwesterly corner of the property conveyed to Jerry L. Jarnagin, by deed from Vantrease of record in Book 4259, page 577, said Register' Office; thence South 11 degrees West 495 feet to a point; thence south 87 degrees 30 minutes West 264 feet to a point; thence north 11 degrees east 495 feet to a corner post; thence north 87 degrees 30 minutes east 264 feet to the point of beginning, containing 3.17 acres, more or less.

TRACT III:

Beginning at a point in the westerly margin of Pleasant Hill Road, said point being the southeasterly corner of property conveyed to Ray C. Harvey as of record in Book 3767, page 302, Register's Office of Davidson County, Tennessee; Thence with Harvey's southerly boundary line S 87° 30' W 792 feet to a point in Jarnagan's southwest corner as of record in Book 4264, page 885, said Register's Office and being in Cecil E. Waggoner's east boundary, thence with Waggoner's east boundary line southwardly 110.4 feet; thence Eastwardly and parallel to the said Harvey's South boundary line Eastwardly 792 feet to a point in the East margin of said road; Thence with said margin Northwardly 110.4 feet to the point of beginning and containing 2.00 acres, more or less.

Being the same property conveyed to Magali Estrada-Mojica, unmarried, by Warranty Deed from Nancy L. Long, now known as Nancy L. Paris, a married woman, dated April 6, 2010, of record in Instrument No. 20100408-0026708, Register's Office for Davidson County, Tennessee.