This instrument prepared by:
Lender's Title & Escrow LLC
225-A Dunbar Cave Road
Clarksville, TN 37043

QUITCLAIM DEED

THIS DEED, made and entered into as of this the 11th day of October, 2012, by and between **EDWARD DIAZ, A MARRIED MAN,** hereinafter known as the Party of the First Part, and **JONATHAN DIAZ AND ELIZABETH DIAZ, HUSBAND AND WIFE,** hereinafter known as the Parties of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Parties of the Second Part, their heirs and assigns, all her rights, title and interest in and to the hereinafter described real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, Being Unit 5, West End Station Condominiums, Phase I, as established under Master Deed of record in Instrument # 20070712-0083315, amended at Instrument No. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

**derivation below
Tax Map ID#: 104 I F 5.00 CO

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared without the benefit of a title examination. Preparer makes no representations as to the status of the title.

WITNESS the following signatures on this day and year first above written.

Grantor:

Edward Diaz

**Being the same property conveyed to Jonathan Diaz and Elizabeth Diaz, husband and wife and EDward Diaz, a married man by Deed dated June 15, 2010 from West End Station, LLC, a Tennessee Limited Liability Company of record in Inst. # 20100702-0051883, Davidson County, TN Register's Office.

BILL GARRETT, Davidson County
Trans:T20120085593 DEEDQC
Recvd: 11/08/12 14:09 2 pgs
Fees:12.00 Taxes:0.00
20121108-0103364

STATE OF ~~TENNESSEE~~ Florida:
COUNTY OF Polk:

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Edward Diaz,** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 30th day of **October**, 2012.

Holly Hooper
Notary Public

My commission expires: June 16, 2012

HOLLY HOOPER
Notary Public - State of Florida
My Comm. Expires Jun 16, 2016
Commission # EE 203962

STATE OF ~~TENNESSEE~~ Florida:
COUNTY OF Polk:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 30th day of October, 2012.

Edward Diaz
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30th day of October, 2012.

Holly Hooper
Notary Public

My commission expires: June 16, 2012

HOLLY HOOPER
Notary Public - State of Florida
My Comm. Expires Jun 16, 2016
Commission # EE 203962

NAME AND ADDRESS OF PROPERTY OWNER:
Jonathan Diaz
359 Sylvan Park Lane
Nashville, TN 37209

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
American Financing Corporation
3151 S Vaughn Way # 100
Aurora, CO 80014