QUITCLAIM DEED

This instrument prepared from information furnished by the parties.

KUROLOS HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Philip S. Segraves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE day of December, 2012

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/08/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Doug Ogburn , 5813 Sterling Oaks Drive, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Monica Ergueta-Segraves	New Owner	Map 081
5408 Reagan Run		Group 110
Antioch TN 37013		Parcel 42200

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF which IS HEREBY ACKNOWLEDGED, we

Philip S. Segraves married

hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Monica Ergueta-Segraves, married

HEREINAFTER CALLED THE GRANTEES, their heirs assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to –with:

Land in Davidson county, Tennessee, being the southerly 75 feet of Lot no. 193 on the plan of McGavock,Wetmore and other's second addition of record in Book 21, Page 41,Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Phil Segraves married person, by deed from JP Morgan Chase Bank of record in instrument 20051027-012989,Register's Office for said county, dated August 3, 2005

.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is improved (X) property know as 1724 14th Avenue North, Nashville Tennessee 37208

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

Witness my hand this 3rd day of December, 2012

Philip S. Segraves
Philip S. Segraves

BILL GARRETT, Davidson County
Trans:T20120092647 DEEDQC
Recvd: 12/04/12 15:02 2 pgs
Fees:12.00 Taxes:0.00

20121204-0111610

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 Philip S. Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this DEC day of 3, 2012

Commission expires 03/08/2016

Kirolos Hanna

Notary Public

