THIS INSTRUMENT WAS PREPARED BY:

HALLMARK TITLE COMPANY
100 BLUEGRASS COMMONS BLVD, STE 115
HENDERSONVILLE, TN 3707

THIS INSTRUMENT WAS PREPARED BY
INFORMATION FURNISHED BY THE PARTIES.

BILL GARRETT, Davidson County
Trans:T20120096234 DEEDQC
Recvd: 12/17/12 12:00 1 pgs
Fees:12.00 Taxes:0.00

20121217-0115974

STATE OF **TENNESSEE**
COUNTY OF ~~SUMNER~~ DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF December, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-15-16

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
RICHARD J. RAMIREZ	SAME AS NEW OWNER	MAP 085 04 0 A PARCEL 090.00
(NAME)	(NAME)	
4105 STONE HALL BLVD.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) CODE)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 17 Day of Dec, 2012
L. Chandler, Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RICHARD J. RAMIREZ** with full power to sell, mortgage, transfer and convey without the necessity of joinder of any other person, heirs and assigns, "GRANTOR", by these presents, does hereby quitclaim and convey unto **RICHARD J. RAMIREZ AND JAMES R. SIMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called "GRANTEE", their successors, heirs and assigns all of his 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:

Being Lot No. 90 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 1b, a planned unit development, of record in Instrument No. 20110317-0020906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard J. Ramirez, by deed from Phillips Builders, LLC, a Tennessee limited liability company, dated July 17, 2012, recorded in Instrument No. 20120727-0066212, Register's Office, Davidson County, Tennessee.

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

This is **improved** property.

WITNESS our hands this 17 day of **December, 2012.**

RICHARD J. RAMIREZ

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **RICHARD J. RAMIREZ**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17 day of **December, 2012.**

Notary Public

JAMES R. BINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-15-16