QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120099361 DEEDQC
Recvd: 12/28/12 09:30 2 pgs
Fees:12.00 Taxes:0.00
20121228-0119839

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-9-13

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johanna E. Espinal	Mortgage Investors Group	16514011000
(NAME)	(NAME)	
4920 Deerhaven Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johanna E. Espinal F/K/A Johanna E. Campos, unmarried and Esteban Espinal**, hereinafter called the Grantor(s), has quitclaimed unto **Johanna E. Espinal, married**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Peppertree Forest, Section 7, of record in Book 7900, Page 322, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johanna E. Campos and Esteban Espinal by Deed from William E. Street and wife, Sonya M. Street, dated 08/12/2004 and filed for record on 10/07/2004 in Instrument 200410070121084, Register's Office for Davidson County, Tennessee. The said Johanna E. Campos having since divorced and now know as Johanna E. Espinal.

All matters as set forth per Book 7900, Page 322, said Register's Office.
Restrictions of record in Book 8757, Page 607, as amended in Book 9004, Page 514 and in Book 9157, Page 711, said Register's Office.
By-Laws of record in Book 8757, Page 623, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4920 Deerhaven Drive, Antioch, TN 37013-1641
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 12+21 day of December, 2012.

Johanna E. Espinal

Esteban Espinal

~~State of xxxxxxxxxx~~
~~County of xxxxxxxxxxxxxx~~

~~Personally appeared before me the undersigned a Notary Public in and for said County and State the within named Esteban Espinal the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.~~

~~Witness my hand and official seal this xx day of xxxxxxxxxx, 2012~~

~~Notary Public~~
~~My Commission Expires: Feb 2014~~

State of NY
County of Richmond

Esteban Espinal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esteban Espinal the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8 day of 12, 2012

Notary Public
My Commission Expires: Feb 2014

YEFIM BUBIS
NOTARY PUBLIC, State of New York
No. 01BU6236177
Qualified in Richmond County
Commission Expires Feb. 22, 2014

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johanna E. Espinal the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2012.

Notary Public
My commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 01288-10684
SMG TN QuitClaim Deed