QUITCLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Anastacio Duarte Maria Luisa Duarte 3144 Bridgepoint Drive Nashville, TN 37207	NEW OWNER	3-16-68

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Maria L. Duarte.
Affiant

Subscribed and sworn to before me, this the 8th day of January, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **ANASTACIO DUARTE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **ANASTACIO DUARTE AND WIFE, MARIA LUISA DUARTE,** hereinafter called the Grantees, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Sumner County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property located at: 1240 N Graycroft, Madison, TN 37115.

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 limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of January, 2013.

ANASTACIO DUARTE

BILL GARRETT, Davidson County
Trans:T20130002080 DEEDQC
Recvd: 01/08/13 13:43 2 pgs
Fees:12.00 Taxes:0.00
20130108-0002494

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ANASTACIO DUARTE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 2013.

Notary Public

My commission expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Primrose Meadows, Section 1, of record in Plat Book 4675, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anastacio Duarte by Warranty Deed from John C. Benick and wife, Carolyn J. Benick, dated September 25, 1997, recorded on October 1, 1997, of record in Book 10628, Page 192, Register's Office for Davidson County, Tennessee.