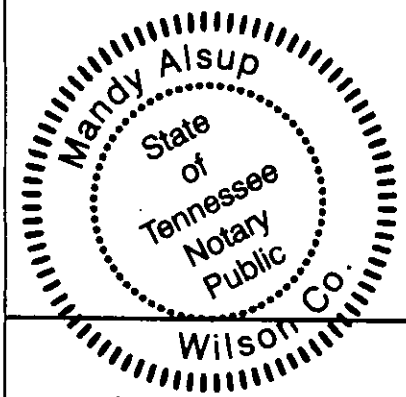
QUITCLAIM DEED



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 11th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Amber L. Martinez	Peoples Home Equity, Inc.	136050A01300CO
(NAME)	(NAME)	
305 Kottas Place	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130014088 DEEDQC
Recvd: 02/20/13 10:23 2 pgs
Fees:12.00 Taxes:0.00
20130220-0016839

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, I **Amber Martinez, married**, hereinafter called the Grantor(s), has quitclaimed unto **Amber L. Martinez and Leoncio Martinez-Cortez, wife and husband**, 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. 13 on the plan of Bayview Estates, Phase One, First Revision, A Planned Unit Development of record in Plat Book 9700, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amber Martinez, married by Deed from Michael J. Johnson and wife, Neely N. Johnson, dated 05/06/2009 and filed for record on 08/12/2009 in Instrument 200908120076102, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 920, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10323, Page 55, as amended of record in Book 11251, Page 126, as amended of record in Book 11271, Page 163, said Register's Office.
Landscape Agreement of record in Book 10339, Page 298, said Register's Office.
Charter of record in Instrument 200402090015578, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 305 Kottas Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 11th day of February, 2013.

Amber Martinez

State of Tennessee
County of Wilson

Personally appeared before me Amber Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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