This Instrument Prepared By & Return To:
Foundation Title and Escrow, LLC
450 St. Andrews Dr., Ste C
Murfreesboro, TN 37128
MRFB13-1380

BILL GARRETT, Davidson County
Trans:T20130015405 DEEDQC
Recvd: 02/25/13 10:37 2 pgs
Fees:12.00 Taxes:0.00
20130225-0018450

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Carlos Moreno and	Carlos Moreno and	14814237.00
Juana G. Moreno	Juana G. Moreno	
7031 Whikle Road West	7031 Whikle Road West	
Brentwood, TN 37027	Brentwood, TN 37027	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEES, the receipt of which is hereby acknowledged, ~~Juana~~ Carlos **Moreno, married** hereinafter called the GRANTORS, does hereby quitclaim and convey unto **Carlos Moreno and Juana G. Moreno, husband and wife,** GRANTEES, all right, title and interest in the said property located in DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 83-A of Zone Lot Division of Lots 77, 81, 82 and 83 on the Plan of Haywood Forest Subdivision, Section Three, of record in Book 5200, page 245, as amended in Book 5800, page 358, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Federal National Mortgage Association by deed from Wilson and Associates, PLLC, Successor Trustee dated December 25, 2012 of record in Instrument No. 20121231-0120337, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Samuel Amescua by deed from Bank of New York, Trustee dated April 26, 2007 of record in Instrument No. 20070509-0055810, Register's Office of Davidson County, Tennessee. Being further conveyed by Deed to Carlos Moreno from Fannie mae A/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America dated 2/21/13, recorded 2/25/13 of record in instrument number 20130225-0018448, register's office of said county.

Juana G. Moreno, spouse of Carlos Moreno, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This is improved property located at **4852 Gillespie Drive Antioch, Tennessee 37013**

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

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.

IN WITNESS WHEREOF, the GRANTORS has hereunder set their hand(s) this 21st day of February, 2013.

Carlos Moreno
Carlos Moreno

Juana G. Moreno
Juana G. Moreno

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named **Carlos Moreno and Juana G. Moreno**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 11-23-15

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 21st day of February, 2013.

NOTARY PUBLIC

My Commission Expires: 11-23-15

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD