THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deed.

Address New Owner(s)
Arianna Lopez
70 Elberta Street
Nashville, Tn 37211

Send Tax Bills To:
SAME

Map & Parcel
119-06-0-065.00

Davidson County DEEDQC
Recvd: 02/27/13 14:00 2 pgs
Fees:12.00 Taxes:0.00
20130227-0019674

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Rita E. McCall,** unmarried("Grantor") does hereby quitclaim and convey unto **Arianna Lopez and Juan Carlos Chavez** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in the Sixth Civil District of Davidson County, Tennessee being Lot No. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sterling Subdivision, Section 1, and filed of record in Book 1424, page 97, being more particularly described as follows:

Beginning at a point in the northerly margin of Elberta Street, 1.71 feet west of the corner of Lots No. 1 & 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Sterling Boone Drive; thence with said drive southerly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

Being the same property conveyed to Rita E. McCall and Barbara T. McCall, both unmarried, joint tenants with right of survivorship, by deed from David R. Birdsong and wife, Katherine F. Birdsong, on August 20, 1999, of record in Book 11640, page 499, Register's Office for Davidson County, Tennessee. And further conveyed to Rita E. McCall, unmarried by Quitclaim Deed from Rita E. McCall and Barbara T. McCall, both unmarried, joint tenants with right of survivorship on October 25, 2010, of record in Instrument Number 20101105-0088752, said Register's Office.

This is improved property commonly know as 70 Elberta Street, Nashville, Tn 37211
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of **February, 2013.**

Rita E. McCall
Rita E. McCall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of February, 2013, before me, appeared Rita E. McCall, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

Nicholas S. Howell

NOTARY PUBLIC

NICHOLAS S. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2016

My Commission Expires:

Jan 9, 2016

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 15th day of **February, 2013.**

NOTARY PUBLIC My Commission Expires: 7/6/15

HALE WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE