BILL GARRETT, Davidson County
Trans:T20130058088 DEEDQC
Recvd: 07/09/13 08:38 2 pgs
Fees:12.00 Taxes:0.00

20130709-0070558

Mail to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
(615) 776-7461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Juan Reina	**(NEW OWNERS)**	**Map 075-08-**
820 Bishopsgate Road		**Parcel 0169.00**
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer for this conveyance.

QUITCLAIM DEED

Know all persons by these presents, **The Reina's Family**, a Tennessee general partnership, (hereinafter referred to as the "Grantor"), does hereby bargain, quitclaim and convey unto **Juan A. Reina and wife, Aura L. Reina for Life with remainder interest to pass to Wendy R. Salinas and husband, Cesar A. Salinas,** (hereinafter referred to as the "Grantees"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 521, on the Plan of Tulip Grove Subdivision Section 9, of record in Plat Book 4675, page 135 said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Reina's Family by Default Judgment in the Chancery Court for Davidson County, Tennessee, Case No. 112-923-II and of record in Instrument N. 20130207-0012949, said Register's Office. Further being the same property conveyed to The Reina's Family by Final Decree Confirming Sale from The Metropolitan Government f Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee of record in Instrument No. 20091026-0098580, said Register's Office.

This is the same description as used in the last Deed of record.

Said properties are conveyed subject to such limitations, restrictions, encumbrances, and all matters appearing of record, as may affect the premises.

This is improved real property commonly known as 687 Frankfort Drive, Hermitage, TN 37076.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant Aura L. Reina
Subscribed and sworn to before me this 25th day of June, 2013. **My Commission Expires: 01/13/2015**	**Notary Public**

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 25th day of June, 2013.

The Reina's Family

By: GENERAL PARTNER

Juan A. Reina, general partner

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Juan A. Reina as General Partner of The Reina's Family, a Tennessee general partnership**, 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 Nolensville, Tennessee, this 25th, day of June, 2013.

Notary Public

My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY