QUITCLAIM DEED

This Instrument prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans: T20130058570 DEEDQC
Recvd: 07/10/13 09:58 1 pgs
Fees: 12.00 Taxes: 0.00

20130710-0071185

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Juan F. Torres	NEW OWNER	Map 150
2006 Noahs Ark Circle		Group 1
Lebanon, TN 37087		Parcel 321

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kristian Auxiliadora Torres

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Juan F. Torres

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 51, on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Juan F. Torres and Kristian Auxiliadora Torres by deed from Daryl T. Davis and Krista C. Davis, of record in Instrument 20060228-0022890, dated February 27, 2006, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 534 Owendale Drive, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of July, 2013.

Kristian Auxiliadora Torres

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristian Auxiliadora Torres, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 2013.

My Commission Expires: 10/18/16

Notary Public

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.