BILL GARRETT, Davidson County
Trans:T20130068940 DEEDQC
Recvd: 08/12/13 10:21 3 pgs
Fees:17.00 Taxes:0.00
20130812-0084213

THIS INSTRUMENT PREPARED BY:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
13-5030

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Ruben Estevez Bradley Ramsey 412 Valley Trace Drive Nashville, TN 37221	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	143060A07200C0

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Ruben Estevez, unmarried and Vicente S. Estevez, unmarried**, hereinafter referred to as the "GRANTORS" and **Ruben Estevez, unmarried and Bradley Ramsey, unmarried**, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Ruben Estevez, unmarried and Vicente S. Estevez, unmarried**, have this day quitclaimed unto **Ruben Estevez, unmarried and Bradley Ramsey, unmarried,** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No 38 on the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruben Estevez and Bradley Ramsey by deed on 09/30/2009, filed for record on 10/09/2009 in Instrument No. 20091009-0094132, and corrected in Instrument No. 20100107-0001551, in the Register's Office for Davidson County Tennessee.

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 24 day of July 2013.

Ruben Estevez

Vicente Estevez by Ruben Estevez

Vicente S. Estevez by Ruben Estevez,
His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruben Estevez**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained..

Witness my hand and official seal this 26 day of July 2013.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 4/20/15

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

State of Tennessee County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruben Estevez** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Vicente S. Estevez** and acknowledged that he, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No. 20130802-0080702 in the Register's Office for Davidson County, Tennessee.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand and official seal this the 26 day of July 2013.

Notary Public
My Commission Expires: 4/20/15

State of TN Co. of Williamson

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 26 day of July, 2013.

My commission expires: 4/20/15

NOTARY PUBLIC

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY