BILL GARRETT, Davidson County
Trans:T20130078477 DEEDQC
Recvd: 09/10/13 15:38 1 pgs
Fees:12.00 Taxes:0.00
20130910-0095640

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)	**Send Tax Bills To:**	**Map & Parcel**
Rita E. McCall 70 Elberta Street Nashville, Tn 37211	SAME	119-06-0-065.00

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, **Arianna Lopez and Juan Carlos Chavez** ("Grantor") does hereby quitclaim and convey unto **Rita E. McCall,** unmarried ("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. And further conveyed to Arianna Lopez and Juan Carlos Chavez by deed from Rita E. McCall of record in Instrument Number 20130227-0019674, 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 **10th** day of **September, 2013.**

Arianna Lopez
Arianna Lopez

Juan Carlos Chavez
Juan Carlos Chavez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of September, 2013, before me, appeared **Arianna Lopez and Juan Carlos Chavez**, 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.

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:
7/9/15

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

AFFIANT

Subscribed and sworn to before me, this ____ day of ~~February~~ September, **2013.**

NOTARY PUBLIC My Commission Expires: 7/9/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY