This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd
P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 10/04/13 10:55 2 pgs
Fees:12.00 Taxes:0.00
20131004-0104465

NEW OWNER & SEND TAX BILL TO:
Evelyn and Raynaldo Herrera
2352 Dennywood Drive
Nashville, TN 37214

Parcel ID#08411011300

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of making a re-conveyance to create fee simple absolute ownership, I, **Leanna St. Laurent Burns,**"Grantor", **owner of a one half (½) undivided interest in the remainder,** by these presents do hereby quitclaim, grant and convey all of my right, title and interest, to **Michael Kavanaugh, in fee simple, "Grantee",** in the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot No. 131 on the Plan of Maplecrest, as of record in Book 1835, page 27 and 28, Register's Office for said County.
Said Lot 131 fronts 90 feet on the northerly side of Dennywood Drive and runs back 171.8 feet on the westerly line and 172.4 feet on the easterly line, to the right-of-way line of the Tennessee Central Railroad, measuring 90 feet thereon.

Being the same property conveyed to Evelyn Kavanaugh Herrera, retaining a life estate for myself, Evelyn Kavanaugh Herrera, upon the expiration of my life estate, to my husband, Raynoldo Herrera, for his life, then the remainder to my son Michael Kavanaugh, a ½ undivided interest and granddaughter, Leanna St. Laurent Burns, a one half (½) undivided interest , in fee simple absolute as tenants in common, by Quitclaim Deed of record in Instrument No. 20130903-0092419 Register's Office for Davidson County, Tennessee.

Commonly known as: 2352 Dennywood Drive, Nashville, TN 37214

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever 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 the 4th day of October, 2013.

Leanna St. Laurent Burns

Leanna St. Laurent Burns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Leanna St. Laurent Burns**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of October, 2013.

NOTARY PUBLIC

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of October, 2013.

NOTARY PUBLIC

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

CERTIFICATION

I, Toni Rutgerson do hereby make oath that I am 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.

Toni Rutgerson

State of Tennessee; County of Davidson

On this day of October , 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public Thomas B. Luck

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016