This Instrument is prepared by:
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20140001985 DEEDQC
Recvd: 01/09/14 14:32 2 pgs
Fees:12.00 Taxes:0.00
20140109-0002484

QUITCLAIM DEED

Address of New Owner:
Flavio R. Lema
413 Roosevelt Avenue
Madison TN 37115

Send Tax Bills to:
Flavio R. Lema
720 Coggin pas
Madison TN 37115

Map-Parcel:
04305026700

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged; **Jose Carpio,married** does hereby quitclaim and transfer to **Flavio R. Lema, a married man**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land Located in Davidson County, Tennessee, being Lot No. 2 of the subdivision of the John Davidson Lots as of record in Plat Book 8250, page 188, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Carpio, by Warranty Deed from Shahinaz Wahib, a married woman, dated October 10th, 2013, of record in Instrument No. 20131016-0107949, Register's Office for Davidson County, Tennessee.

Subject Property is not the principal residence of the grantor, nor the grantor's spouse, nor any dependents.

This instrument was prepared from information provided by the parties

This is improved property known as: **413 Roosevelt Ave Madison TN 37115**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 31st day of December, 2013.

Jose Carpio

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jose Carpio, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 31st day of December, 2013.

Vanessa E Allen
Notary Public

My Commission expires: 8/16/14

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 31st day of December, 2013.

Notary Public

My Commission Expires: 8/16/14

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County