BILL GARRETT, Davidson County
Trans:T20140003264 DEEDQC
Recvd: 01/15/14 10:48 3 pgs
Fees:17.00 Taxes:0.00
20140115-0004067

This Instrument Was Prepared By and After Recording Should Be Returned To:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this conveyance is $0.00.

RYAN R. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brooks A. Rosenquist, Affiant

Monica C. Rosenquist, Affiant

Subscribed and sworn to before me this
11th day of January, 2014.

Notary Public

My Commission Expires: July 6th, 2015

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP/PARCEL NO.
Brooks A. Rosenquist and wife, Monica C. Rosenquist 2518 Sunset Place Nashville, Tennessee 37212	**Same as Owners**	**104.15-0-081.00**

KNOW ALL MEN BY THESE PRESENTS, that **JUAN ANDRES CANIZARES** ("Grantor"), for TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby bargains, sells, quitclaims, transfers and conveys unto **BROOKS A. ROSENQUIST** and wife, **MONICA C. ROSENQUIST** ("Grantees"), as tenants by the entireties, all of his right, title and interest in and to that certain real estate located in Nashville, County of Davidson, State of Tennessee, as more particularly described on **Exhibit A**, attached hereto and incorporated by this reference.

This is improved property known as 2518 Sunset Place, Nashville, Tennessee 37212.

This conveyance is subject to all matters appearing of record and to all unpaid property taxes and assessments. The Property is also conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 28 day of December, 2013.

GRANTOR:

Juan Andres Canizares

STATE OF TENNESSEE) CALIFORNIA
COUNTY OF SAN FRANCISCO)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **JUAN ANDRES CANIZARES**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of DECEMBER, 2013.

NOTARY PUBLIC

My Commission Expires:
04/06/2017

ALLEN BEARD
COMM. #2017884
Notary Public · California
San Francisco County
Comm. Expires Apr 6, 2017

*The preparer of this Quitclaim Deed has done so to facilitate the conveyance requested by Grantor and Grantees and has not performed a title search or reviewed a survey or restrictive covenants, easements, etc. for purposes of the conveyance.

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the west 50 feet of Lot No. 33 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 33 fronts 50 feet on the northerly margin of Sunset Place and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear.

Being the same property conveyed to Brooks A. Rosenquist and wife, Monica C. Rosenquist, and Juan Andres Canizares, by deed of record at Instrument No. 20101229-0103213, in the Register's Office for Davidson County.