This deed was prepared at the parties' request and without the benefit of a title search.

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Juan L. Chavez Vazquez and Yolanda Alvarado Chavez 1045 Mallow Drive Madison, Tennessee 37115	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 04316016300

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

RUBEN BENITO BALCAZAR and wife, MARGARITA BALCAZAR

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JUAN LORENZO CHAVEZ VAZQUEZ and wife, YOLANDA ALVARADO CHAVEZ

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Arrowhead Estates, Section One, Revised, of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruben B. Balcazar, married, by warranty deed from The Bellator Group, LLC of record in Instrument No. 20110617-0046645 in the Register's Office for Davidson County, Tennessee.

Margarita Balcazar joins in this conveyance to convey any and all marital interest she possesses in the property.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 4955, Page 27, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee,

This is improved property known as 1045 Mallow Drive, Madison, Tennessee, 37115.

WITNESS MY HAND this the 14th day of Jan., 2014.

BILL GARRETT, Davidson County
Trans:T20140004743 DEEDQC
Recvd: 01/22/14 11:25 2 pgs
Fees:12.00 Taxes:0.00
20140122-0005873

Ruben Benito Balcazar
RUBEN BENITO BALCAZAR

Margarita Balcazar
MARGARITA BALCAZAR

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RUBEN BENITO BALCAZAR and MARGARITA BALCAZAR,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of Jan., 2014.

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-6-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 14th day of Jan., 2014.

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tara Carter
NOTARY PUBLIC
My Commission Expires: 11-6-17