26.18

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Porter Partners Land Trust P.O. Box 41693 Nashville, TN 37204	New Owner	Map 83-3 Parcel 162
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Elena Rivas and Maria Calderon, (hereinafter referred to as the "Grantors"), do hereby quitclaim, bargain, sell and convey unto Porter Partners Land Trust (hereinafter referred to as the "Grantee") all of the remainder interest in the following described real estate located in Davidson County, Tennessee

Land in Davidson County, Tennessee, being part of Lot No. 29 and of Greenway Avenue, abandoned, on the plan of W.S. Ashworth's Subdivision of lots 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, page 153, Register's Office for said County, described according to a survey by Erie Drake, Surveyor, dated April 21, 1922, as follows:

Beginning at the southeast corner of the intersection of Greenwood Avenue and Porter Road; thence southerly along the easterly margin of Porter Road 79 ½ feet to the center of Greenway Avenue abandoned; thence with the center of said abandoned Avenue, easterly 210 feet, more or less, to the westerly margin of an alley, if extended; with a line, the westerly margin of said alley, if extended , northerly 18 feet to the southerly margin of Greenwood Avenue and thence with the southerly margin of said Avenue, westerly 199 ½ feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance of the approximately 225 square feet conveyed to the Metropolitan Government of Nashville and Davidson County as the fee simple tract shown in the legal description in the deed of record in Book 7805, page 858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elena Rivas and Maria Calderon, by Warranty Deed from Kevin A. Caldwell, unmarried of record in Instrument Number 20060705-0080072, said Register's Office for Davidson County, Tennessee.

As part of the consideration herein, Grantees have assumed in full all
of that certain note dated June 13, 200, payable to Leonard Nathai
original principal amount of $155,000.00 secured by a Deed of Trust (

BILL GARRETT, Davidson County
Trans:T20140013740 DEEDQC
Recvd: 02/27/14 11:10 3 pgs
Fees:17.00 Taxes:0.00
20140227-0016940

Instrument Number 20050614-0067962 and agree to pay said sums in full as set forth therein.

This is improved real property commonly known as 1115 Porter Road, Nashville, Tennessee 37206.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 23rd day of April, 2013.
(
(
(
(My Commission Expires:_____
(

_____
Grantor

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

_____
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 23rd day of April, 2013.

_____
Elena Rivas

_____
Maria Calderon

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Elena Rivas whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 23rd day of April, 2013.

_____
Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires:_____

My Commiss[illegible] 6, 2013

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Maria Calderon whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 23rd day of _____, 2013.

Notary Public

My Commission Expires:_____

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires MAY 6, 2013