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

BILL GARRETT, Davidson County
Trans:T20140018686 DEEDQC
Recvd: 03/20/14 11:31 3 pgs
Fees:17.00 Taxes:0.00
20140320-0022998

Send Tax Bill to
New Owner:
Roberto G. Pantoja
1016 Chicamauga Ave.
Nashville, TN 37206

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

PARCEL 083 05 0070.0

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Theresa Rose Pantoja** hereinafter called the "GRANTOR", bargained and sold , and by these presents, transfer and convey all right, title and interest that she may have in and to the following described real property unto **Roberto G. Pantoja**, hereinafter called the "GRANTEE", 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. 9 of Block "E" on the Plan of Eastwood Addition to Nashville, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.
Said Lot No. 9 fronts 50 feet on the southerly side of Chicamauga Avenue and runs back parallel line 150 feet to an alley.

Being the same property conveyed to Roberto G. Pantoja and wife Theresa Rose Pantoja by Deed from Floyd Miller, unmarried of record in Instrument No. 20130618-0062389 Registers Office for Davidson County , Tennessee.

This is improved property known as 1016 Chicamauga Ave., Nashville, Tennessee 37206.

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 2014 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 hand this the 12th day of March, 2014 .

Theresa Rose Pantoja

Theresa Rose Pantoja

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Theresa Rose Pantoja**, 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 12th day of March, 2014 .

NOTARY PUBLIC
MyCommissionExpires:

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 12th day of March, 2014 .

NOTARY PUBLIC
My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 9 of Block "E" on the Plan of Eastwood Addition to Nashville, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.
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Being the same property conveyed to Roberto G. Pantoja and wife Theresa Rose Pantoja by Deed from Floyd Miller, unmarried of record in Instrument No. 20130618-0062389 Registers Office for Davidson County , Tennessee.

Commonly known as 1016 Chicamauga Ave., Nashville, TN 37206
Parcel ID # 083 05 0070.0