QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140027814 DEEDQC
Recvd: 04/23/14 15:55 2 pgs
Fees:12.00 Taxes:0.00

20140423-0034317

R-RP-14-3865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Amaral and Laura Amaral	Same	
(NAME)	(NAME)	**61-10-201.00**
3865 Edwards Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GOOD NEIGHBOR PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN AMARAL AND LAURA AMARAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 14, PLAN OF MAPLEWOOD HEIGHTS RESUBDIVISION, as shown on plat of record in Plat Book 4885, Page 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Justin Amaral and spouse, Laura Amaral to Good Neighbor Properties, LLC as recorded on the 24th day of May, 2011 in Instrument No. 20110524-0039766;

Quitclaim Deed from Good Neighbor Properties, LLC to Justin Amaral and spouse, Laura Amaral as recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034367; and

Special Warranty Deed from HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust 2005-1 to Good Neighbor Properties LLC as recorded on the 2nd day of February, 2011 in Instrument No. 20110202-0009452, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3865 Edwards Avenue, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 18 day of April, 2014.

Laura J. Amaral, Member

Justin M. Amaral, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Laura J. Amaral and Justin M. Amaral, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Good Neighbor Properties, LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18 day of April, 2014.

Notary Public
My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212