BILL GARRETT, Davidson County
Trans:T20140029164 DEEDQC
Recvd: 04/29/14 13:24 2 pgs
Fees:13.00 Taxes:202.48
20140429-0035960

QUITCLAIM DEED

This instrument was prepared by:
IGNACIA A. DE ONATE [*Name*]
1511 MONTICELLO AVE [*Street or Postal Address*]
MADISON, TN 37115 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	JOSE CARATACHEA 208 DRY CREEK POINTE CT. GOODLETTSVILLE, TN 37072
Name and address of the Mortgagee (the holder of a mortgage loan):	WELLS FARGO HOME MORTGAGE PO BOX 660455 DALLAS TX 75266
Tax map parcel number:	033040B00600CO
Mail tax bills to:	JOSE CARATACHEA 208 DRY CREEK POINTE CT GOODLETTSVILLE, TN 37072

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Carlos Carratachea, the Grantor, sell, transfer, and convey to Jose Carratachea, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE:
[*legal description*]

Lot 6 Dry Creek Pointe Sec 1

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 7900 Page 737 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2014 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 21st day of April, 2014.

Carlos Carafachea
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 21st day of April, 2014, before me personally appeared Carlos Carafachea, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

LINDA BANDRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 5, 2015

Notary Public

My commission expires: 5/5/2015.

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 54,723.07. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X _____
Grantee

Sworn to and subscribed before me this 21st day of April, 2014.

LINDA BANDRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 5, 2015

Notary Public

My commission expires: _____.