QUITCLAIM DEED

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 9 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-RP-14-3865

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)
Good Neighbor Properties, LLC	**Ameris Bank**	
(NAME)	(NAME)	
904 Fairoaks Drive	**1800 Parkway Place, Suite 820**	**61-10-201.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Marietta, GA 30067**	
(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 **JUSTIN AMARAL AND LAURA AMARAL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GOOD NEIGHBOR PROPERTIES, LLC** 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.

Further being the same property conveyed to Justin Amaral and Laura Amaral, husband and wife, by Quitclaim Deed of record in Instrument Number 20140423-0034317, recorded April 23, 2014, 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**.

BILL GARRETT, Davidson County
Trans:T20140033043 DEEDQC
Recvd: 05/13/14 10:40 2 pgs
Fees:12.00 Taxes:0.00
20140513-0040818

Witness my/our hand(s) this the 9 day of MAY, 2014.

Justin M. Amaral

Laura J. Amaral

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN AMARAL AND LAURA AMARAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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