THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

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 22nd day of May, ~~2013~~. 2014

Notary Public
My Commission Expires: 3/20/18

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mariano Sana 1519 Douglas Avenue Nashville, TN 37206	NEW OWNER	072-14-236.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kristin L. Balmer ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto Mariano Sana, unmarried ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Dr. E. T. Brown's Subdivision of Lots 21-24 Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Davidson County DEEDQC
Recvd: 05/22/14 10:43 3 pgs
Fees:17.00 Taxes:0.00
20140522-0044170

Being the same property conveyed to Mariano Sana and wife, Kristin L. Balmer by Deed from Sandra Chamberlain, unmarried of record in Instrument No. 20100505-0034060, Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on May 5, 2010.

This is improved property, known as 1519 Douglas Avenue, Nashville, TN 37206

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 10 day of APRIL, ~~2013~~. 2014

GRANTOR:

Kristin L. Balmer

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin L. Balmer, the within named bargainor(s), 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 10th day of April, ~~2013~~. 2014

SHONDRA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 7, 2014

Notary Public

My Commission Expires: 7/7/2014

(SEAL)

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/17

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires