Please Record & Return To:
LSI
700 Cherrington Parkway
Coraopolis PA 15108
ELS # 17534002

Prepared by:
Signature Title Services, LLC
4711 Trousdale Drive Suite 120
Nashville, TN 37220

Davidson County DEEDQC
Recvd: 06/06/14 12:19 5 pgs
Fees:27.00 Taxes:0.00
20140606-0049462

Quitclaim Deed

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Federico Leon
Affiant

Subscribed and sworn to before me, this 6th day of September, 2013.

SABRINA JACAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: My Commission Expires January 06, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
4711 TROUSDALE DR
SUITE 120
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FEDERICO LEON	**SAME**	~~58 00~~ 058000 07600
4328 Eatons Creek Road	**SAME**	
NASHVILLE, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **JOSE CARAPIA AND WIFE, MARIA CARAPIA AND FEDERICO LEON,** herein called " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **FEDERICO LEON, unmarried,** herein called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee,** within the corporate limits of the City of **Nashville**, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point 119 feet east of the center of Eaton's Creek Road, thence North 71 degrees East 131 feet to a point; thence North 19 degrees West 93 feet to a point; thence South 71 degrees West 131 feet to a point; thence South 19 degrees East 93 feet to the point of beginning.

Grantor(s) further transfer and convey unto Grantee(s), a perpetual easement running with the land for the purpose of ingress and egress to Grantee('s) property of record in Book 97, Page 318, Register's Office for Davidson County, Tennessee.

Now being the same property conveyed to Jose Carapia and Wife, Maria Carapia and Federico Leon, by Warranty Deed on 08/31/00 from Maria Chavez, recorded on 09/08/00 in Davidson County in Instrument No. 20000908-0089049.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is **improved** property known as **4328 EATONS CREEK ROAD, NASHVILLE, TENNESSEE, 37218**

WITNESS my/our hand(s) this 06th day of December, 2013.

Jose Carapia
JOSE CARAPIA

Maria Carapia
MARIA CARAPIA

Federico Leon.
FEDERICO LEON

My Commission Expires
January 06, 2014
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jose Carapia, the within named Grantor(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, at office, this 06th day of December, 2013.

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires
January 06, 2014

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Maria Carapia, the within named Grantor(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, at office, this 06th day of December, 2013.

SABRINA JACAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires
January 06, 2014

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Federico Leon, the within named Grantor(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, at office, this 06th day of December, 2013.

SABRINA JACAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
January 06, 2014

True Copy Certification

I, David Bagwell, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Ronna L Tate, a notary public for this county and state, DAVID BAGWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/16
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires May 10, 2016