QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140049581 DEEDQC
Recvd: 07/11/14 10:44 2 pgs
Fees:12.00 Taxes:0.00

20140711-0061180

J-JG-14-2209

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 9th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phoenix Property Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**83-3-217.00**
2008 8th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **MAXCIA LIZARRAGA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHOENIX PROPERTY HOLDINGS, 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 Unit A and Unit B of 2209 Carter Avenue Townhomes as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140709-0060506, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Maxcia Lizarraga by Warranty Deed from Deak and Beth Reynolds Children's Trust u/a/d 12/24/93, Edward Kim Reynolds, Trustee, recorded on the 23rd day of July, 2013 in instrument No. 20130723-0075996, in the Register's Office of Davidson County, Tennessee. Said property is not the marital residence of the within named Grantor.

This is **improved** property known as: **2209 Carter Ave., Nashville, Tennessee 37206**.

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

Maxcia Lizarraga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxcia Lizarraga, 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 July, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016