THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LOGOS REALTY CLOSING SERVICES, INC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

Davidson County DEEDQC
Recvd: 07/25/14 08:01 2 pgs
Fees:17.00 Taxes:0.00
20140725-0066079

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Logos Realty Closing Services, Inc. 215 2nd Ave North, Suite 200 Nashville, TN 37201	MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 24th day of July, 2014 Notary Public My commission expires: MAR 08 2016

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Antonio Rios Martinez	Same	**05313005300**
213 Chesterton Ct		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Tony J Seman, a married person, their heirs and assignes hereafter called**, "Grantors" by these presents, does hereby quitclaim and convey unto **Maxine J. Rucker, Trustee**, "Grantees" her successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Lot Number 129 on the Plan of Kimbolton, Phase I, as shown by plat of record in Plat Book 6900, Page 276-78, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. *and amended in Book 7577, Page 553,

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed on December 30, 2011, as Instrument No. 20111230-0101973, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tony J Seman, a married person herein by deed of record instrument # 20120405-0029297 Registers Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I **Maxine J. Rucker, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Antonio Rios Martinez and wife Venus Salado Pineda** All my rights, title and interest in the same property herein above described and set forth, to which reference is herby made.

This is improved property known as: **213 Chesterton Ct., Madison, TN 37115.**

Witness my hand this 24th day of **July, 2014**.

Tony J Seman

Rima Sabaa Seman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of July, 2014, before me personally appeared **Tony J Seman and Rima Sabaa Seman**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand, at office, this 24th day of July, 2014.

Commission expires: 1-9-16

Notary Public

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand this 24th day of July, 2014.

Maxine J. Rucker, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of July, 2014, before me personally appeared Maxine J Rucker, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand, at office, this 24th day of July, 2014.

Commission expires: 1-9-16

Notary Public

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole 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: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.