AFTER RECORDING RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
File No. CL140017441BA

Davidson County DEEDQC
Recvd: 07/29/14 08:09 5 pgs
Fees:27.00 Taxes:0.00
20140729-0067059

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 162-03-0-082.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of July, 20 14, by and between **OVIDIO A. BONILLA, AN UNMARRIED MAN, WHO ERRONEOUSLY ACQUIRED TITLE AS MARRIED**, a mailing address of 5021 MCLENDON DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **OVIDIO A. BONILLA, AN UNMARRIED MAN**, a mailing address of 5021 MCLENDON DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 5021 MCLENDON DRIVE, ANTIOCH, TN 37013

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owners Certificate, of record in Plat Book 4300 Page 130, said Register's Office, which Plan shows a 30 foot minimum building setback line from McLendon Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

Prior instrument reference: DOCUMENT NUMBER: 20051229-0156207, Recorded: 12/29/2005

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 162-03-0-082.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ovidio A Bonilla
OVIDIO A. BONILLA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, OVIDIO A. BONILLA, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 23 day of July, 2014

Carol DiGiore
Notary Public
My Commission expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Ovidio A Bonilla
OVIDIO A. BONILLA

Subscribed and sworn to before me this 23 day of July 2014

Carol DiGiore
Notary Public
My Commission Expires 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Name and address for person(s) responsible for taxes:

OVIDIO A. BONILLA
5021 MCLENDON DRIVE
ANTIOCH, TN 37013

Name and address of property owner:

OVIDIO A. BONILLA
5021 MCLENDON DRIVE
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF SECTION ONE, COLEWOOD HILLS, OF RECORD IN BOOK 4300, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 79.28 FEET ON THE WESTERLY MARGIN OF MCLENDON DRIVE AND EXTENDS BACK 146.83 FEET ON THE NORTHERLY LINE AND 154.88 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 72.62 FEET THEREON.

PARCEL ID NUMBER: 162-03-0-082.00

PROPERTY COMMONLY KNOWN AS: 5021 MCLENDON DRIVE, ANTIOCH, TN 37013

True copy certification

I, Ryan VerColen, 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 New York
County of Monroe

Personally appeared before me, Pamela K. Coons, a notary public for this county and state, Ryan VerColen 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: 06/23/2015
Notary's Seal (if on paper)

Pamela K Coons
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CO6094649
Qualified in Monroe County
My Commission Expires June 23, 2015