BILL GARRETT, Davidson County
Trans:T20140063393 DEEDQC
Recvd: 08/27/14 09:19 3 pgs
Fees:17.00 Taxes:0.00
20140827-0077984

ADDRESS NEW OWNER:
Joaquin R. Peña
Mattlynne S. Peña
1617 Robindale Drive
Hermitage, TN

SEND TAX BILLS:
1617 Robindale Drive
Mt. Juliet, TN 37122

MAP-PARCEL:
Map/Parcel 098600A19033CO

QUITCLAIM DEED

KNOW BY ALL MEN BY THESE PRESENTS that Joaquin R. Peña, Trustee of the Joaquin R. Peña living trust dated June 16, 1997, and Mattlynne S. Peña, Trustee of the Mattlynne S. Peña living trust dated June 16, 1997, hereinafter called the Grantee(s) their heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey unto **Joaquin R. Peña** AND **Mattlynne S. Peña**, a married couple, as joint tenants, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Wilson County, Tennessee, and more particularly described as follows:

Land in the 1st Civil District of Davidson County, Tennessee, being Lot 173 on the plan of phase two, section B, Bridgewater, of Record in instrument 20080422-0040985, Register's office for Davidson County, Tennessee, to which Plat reference us hereby made for a more complete legal description.

Being the same property conveyed by Special Warranty Deed from Newmark Homes, L.P.., a Texas Limited Partnership, as recorded on the 21st day of November 2008 in Instrument number 20081121-0114744 to Joaquin R. Peña, Trustee of the Joaquin R. Peña living trust dated June 16, 1997, and Mattlynne S. Peña, Trustee of the Mattlynne S. Peña living trust dated June 16, 1997.

Being the same property conveyed by warranty deed from Bridgewater Hermitage LLC to Newmark Home L.P. as recorded on the 21st day of July 2008 in instrument No, 20080721-0074459 and part of the same property conveyed to Bridgewater Hermitage LLC by deed from Nancy Smith Waddey and Neal Smith and Frances June Smith and Eric Edward Smith and Hermitage Church of Christ, heirs of the estate of F.E. Smith, Jr.,

Annie Pearl Sanders Smith and Edward Ewing Smith, or record in Instrument 20041215-0149116, said Register's office.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

This is improved property known as 1617 Robindale Drive, Lot 173, Hermitage, TN 37076

By Joaquin R. Peña
Joaquin R. Peña, Trustee of the Joaquin R. Peña living trust dated June 16, 1997.
Mattlynne S. Peña
Mattlynne S. Peña, Trustee of the Mattlynne S. Peña living trust dated June 16, 1997,

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joaquin R. Peña, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 25th day of August 2014.

My Commission expires: 11/27/17

CATHRYN ARMISTEAD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

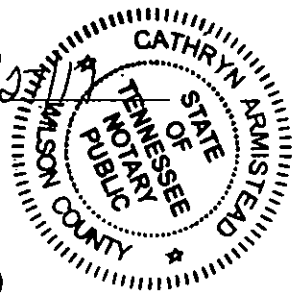
STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mattlynne S. Peña, to me known to be the persons described in

and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 25th day of August 2014.

My Commission expires: 11/27/17



Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Joaquin R. Peña
AFFIANT

Mattlynne S. Peña
AFFIANT

Subscribed and sworn ~~to before~~ me this 25th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 11/27/17



This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889