MAP 130-11; PARCEL NO: 60

Recording Information
BILL GARRETT, Davidson County Trans:T20140070242 DEEDQC Recvd: 09/19/14 10:19 2 pgs Fees:12.00 Taxes:0.00 20140919-0086119

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	M/M Roy J. Garcia 4516 Harpeth Hills Drive Nashville, TN 37215	_____ _____

QUITCLAIM DEED CREATING A TENANCY BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS that I, **ROY J. GARCIA**, for and in consideration of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey and forever quitclaim unto my wife, **JULIA H. GARCIA**, her heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create a tenancy by the entirety in said tract of land, same being described as follows:

Land in Davidson County, Tennessee, being the northerly 175 feet of Lot #3 of Block "D" on the map of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14, Register's office for Davidson County, Tennessee. Said lot fronts 175 feet on the westerly side of Harpeth Hills Drive and runs back between parallel lines of 263.2 feet to a dead line in the rear.

Being the same property conveyed to Roy J. Garcia and Carolyn R. Garcia by deed of record in Instrument Number 20010223-0017063, Register's Office for Davidson County, Tennessee, and in which Carolyn R. Garcia conveyed her interest to Roy J. Garcia by Quitclaim Deed of record as Instrument Number 20091005-0091993, Register's Office for Davidson County, Tennessee.

This is improved real estate known as 4516 Harpeth Hills Drive, Nashville, Tennessee 37215.

THIS CONVEYANCE is made pursuant to the provisions of Section 66-1-109, Tennessee Code Annotated, and for the expressed purpose of creating a tenancy by the entirety in and to the above-described property in said Roy J. Garcia and wife, Julia H. Garcia, so that the entire property, upon the death of the first party named herein, will pass to the survivor thereof.

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

WITNESS MY HAND, this 30 day of ~~January~~ MAY, 2014.

ROY J. GARCIA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Laura Schumacher, a Notary Public in and for said county and state, the within named **ROY J. GARCIA**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th day of ~~January~~ May, 2014.

My Commission Expires:

11/6/17.

Notary Public

LAURA C. SCHUMACHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS CONVEYANCE is made solely for the purpose of creating a tenancy by the entirety and for no other consideration.

Affiant

SWORN TO and subscribed before me on this the 30 day of ~~January~~ MAY, 2014.

My Commission Expires:

11/6/17.

Notary Public

LAURA C. SCHUMACHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2017