This Instrument Prepared by:
NATHANIEL M. COLBURN
Attorney at Law
1201 A. 7th Ave. North
Nashville, TN 37208
(615) 255-1212

BILL GARRETT, Davidson County
Trans:T20140072730 DEEDQC
Recvd: 09/29/14 09:49 2 pgs
Fees:12.00 Taxes:0.00
20140929-0089247

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCELNUMBERS:
Jose Caratachea Onate **208 Dry Creek Pointe Ct.** **Goodlettsville, TN 37072**	**Same**	**91-7-288** **12W-1435**
Juan Pablo Caratachea Onate **6103 New York Ave.** **Nashville, TN 37209**	**Same**	

FOR AND IN CONSIDERATION of $1.00 and other good and valuable consideration, I, **Carlos Caratachea Angel,** sole owner since the passing of my wife, by these presents do hereby reserve a life estate in said property for myself, and then quitclaim and convey unto **Jose Caratachea Onate** and **Juan Pablo Caratachea Onate,** as tenants in common, with a right of survivorship, and her heirs, successors and assigns, all my rights, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee, being lot numbers 1105 and 1107, in block number 168, Plan No. 1 West Nashville, of record book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Carlos Caratachea and wife, Senorina Caratachea, now deceased, by warranty deed from C&B properties of record in instrument number 199912220306237, Register's Office for Davidson County, Tennessee. Carlos Caratachea and Carlos Caratachea Angel are one in the same person.
>
> This is improved property known as 5202 Michigan Avenue, Nashville, TN 37209.

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

This instrument was prepared from information furnished by the parties.

Witness my hand this 15th day of September, 2014.

Carlos Caratachea Angel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Carlos Caratachea Angel** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2014.

NOTARY PUBLIC AT LARGE Seal

My Commission Expires: 8-17-15

NATHAN COLBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG 17, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this 15th day of September, 2014.

NOTARY PUBLIC AT LARGE Seal

My Commission Expires: 8-17-15

NATHAN COLBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG 17, 2015