Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

BILL GARRETT, Davidson County
Trans:T20140085451 DEEDQC
Recvd: 11/12/14 16:07 3 pgs
Fees:17.00 Taxes:0.00
20141112-0104571

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Salvador Ramirez, Trustee,
Revocable Living Trust Agreement
of Salvador Ramirez
900 Cardigan Drive
Smyrna, TN 37167

Send Tax Bills To:
Same

Map and Parcel No.
Part of Map 163
Parcel 199

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Salvador Ramirez**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Salvador Ramirez, Trustee, Salvador Ramirez Revocable Living Trust Agreement dated November 5, 2014** ("Grantee"), all of his one-third (1/3) interest as tenant in common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot 1 of the Scottish Inns Resubdivision of Lot 1, Nashville, Tennessee, of record in Book 8250, page 787, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to **Salvador Ramirez, Carlos Hernandez and Lourdes M. Chavez** each as one-third tenants in common, by Warranty Deed from **Suman B. Patel** and wife, **Sharda Patel** dated August 29, 1997, of record in Book 10588, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters as shown on the Plan of record in Book 4595, page 118, revised in Book 7900, page 59, book 8250, page 663 and Book 8250, page 787, Register's office for Davidson County, Tennessee.

2. Easement for the right of way of Bell Road and Cane Ridge Road as set out in Book 4595, page 118, said Register's Office.

3. Temporary Grading and Landscape Easement as set out in Book 7689, page 63, Register's Office for said county.

4. Deed for right-of-way conveyed to the State of Tennessee as set out in Book 7842, page 906, Register's Office for said County.

5. Thirty foot ingress and egress easement as set out in Book 8028, page 944, and Book 8116, page 828, Register's Office for said County.

6. Grantee covenants to Grantor that the Property shall be maintained in a neat and respectable manner in good repair with an appearance consistent with the standard and customary appearance of other retail commercial properties in the vicinity. This covenant shall inure to the benefit of Grantor, its heirs and assigns and shall run with the Property. Grantor likewise covenants to Grantee that the adjoining real property known as Lot 2 of the Scottish Inns Resubdivision of Lot 1, Nashville, Tennessee, of record in Book 8250, page 787, Register's Office for Davidson County, Tennessee, shall be maintained in a neat and respectable manner in good repair with an appearance consistent with the standard and customary appearance of other retail commercial properties in the vicinity. This covenant shall inure to the benefit of Grantee, their respective heirs and assigns, and shall run with said Lot 2.

This is improved property known as: **1111 Bell Road, Antioch, TN 37013**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 5th day of November, 2014.

Salvador Ramirez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Salvador Ramirez**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of November, 2014.

Notary Public

My Commission Expires: 11/18/2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY