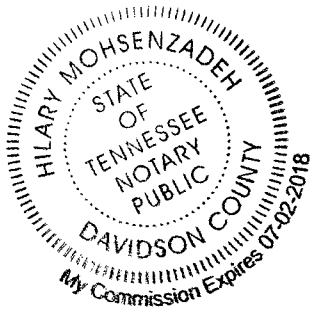
THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

Davidson County DEEDQC
Recvd: 11/18/14 10:39 3 pgs
Fees:17.00 Taxes:0.00
20141118-0106198



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 **day of** Nov., 2014.

Hilary Mohsenzadeh
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Armando Ramirez
244 Manzano Drive
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP & PARCEL
52-4-84

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Victor E. Ramirez,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Armando Ramirez,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Section 2, Arrowhead Estates, of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victor E. Ramirez by from Deed Richard A. Rawls and wife, Clara J.Rawls of record in Instrument No. 20041101-0131109, Register's office for Davidson County, Tennessee.

This conveyance is made subject to certain notes, easements, building setback lines, etc., if any, as may be set forth on the plan of Arrowhead Estates, Section 2 of record in Plat Book 5050, Register's office for Davidson County, Tennessee, further subject to restrictive covenants of record in Book 5286, Page 406, Register's office for said county

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

Property located at: 244 Manzano Road, Madison, TN 37115

Witness my hand this the 18th day of NOV, 2014.

Victor E. Ramirez

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 Victor E. Ramirez, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of November, 2014.

Hilary Mohsenzadeh
Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).