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Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED SOLELY FROM DOCUMENTS PROVIDED WITH NO TITLE OPINION BY: WILLIAM TIMOTHY HILL ATTORNEY AT LAW 201 4TH AVENUE NORTH, SUITE 1800 NASHVILLE, TN 37219 PHONE: (615) 256-1577	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $0. Affiant SUBSCRIBED AND SWORN to before me, this 12th day of November, 2014. Notary Public My Commission Expires:_____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 20, 2015

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
AUDRA GARCIA 405 EVANS ROAD LABELLE, TN 33935	AUDRA GARCIA 405 EVANS ROAD LABELLE, TN 33935	083-13-071.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0), I, Carlos Ontiveros-Guerra, a single person (widower), Grantor, by these presents do hereby quitclaim and convey unto Audra Garcia, her heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF, I have hereunto set my hand this the 12th day of August, 2014.

Carlos Ontiveros Guerra
Carlos Ontiveros-Guerra

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 Carlos Ontiveros-Guerra, a single person, 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2014.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires AUG. 23, 2016

BILL GARRETT, Davidson County
Trans:T20140087832 DEEDQC
Recvd: 11/21/14 11:35 2 pgs
Fees:12.00 Taxes:0.00
20141121-0107412

EXHIBIT A

Land in Davidson County, Tennessee, being the southeast part of Lot No. 1 on the map of Spring Park Subdivision, of record in Book 57, page 134, Register's Office for said county.

Said part of Lot No. 1 fronts 60 feet on the north side of Fatherland Street and runs back between parallel lines, along the west margin of south 14th Street, 150 feet to the south line of the property conveyed to James C. Jones, and wife, by deed of record in Book 1273, page 145, Register's Office for said county.

BEING the same property conveyed to Willie B. Brown, Jr. and wife, Glenda Nannette Butler by Warranty Deed from Eula Brown, of record in Book 5396, page 428, in the Register's Office for Davidson County, Tennessee. Glenda Nannette Buford having died on March 29, 1991 and Willie Buford Butler, Jr. never remarried and died on February 2, 2011 intestate leaving two children, Rachel Butler and Jennifer Lynn Ontiveros. Jennifer Lynn Ontiveros having died on July 26, 2012 intestate, having no children and being survived by her husband, Carlos Ontiveros-Guerra.

This is improved property known as 1311 Fatherland Street, Nashville, TN 37206.