File Box 8

BILL GARRETT, Davidson County
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (_____) Title No: 52686

Dav. Co. File: Box 8

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rosalinda Diosdado 711 Stonegate Drive Mt. Juliet, TN 37122	New Owner

TAX MAP-PARCEL NUMBERS: 04316010300

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jose A. Tapia, married, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and quitclaim unto Rosalinda Diosdado, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 in the Kingsway Green Subdivision, of record in Book 3842, Page 227, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose A. Tapia by Warranty Deed from William A. Grubbs and wife, Marjorie D. Grubbs dated May 19, 2014, recorded, recorded May 28, 2014, in Instrument No. 20140528-0045587, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is that portion of said Lot No. 40 which was conveyed to the State of Tennessee by Kingsway Greens of America, by deed of record in Book 4371, Page 590, said Register's Office, being a portion of the land described in said deed as follows:

Being parts of Lots 38, 39, 40, 41, 42, 43 and a parcel marked reserve "A" on the Plan of Kingsway Greens Subdivision, Section I, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee.

boundary southwestwardly 22 feet, more or less, to a point; thence North 87° 25' West and running through said Parcel "A", Lots 43, 42, 41, and 40 and into Lot No. 39 of said plan for a distance of 325 feet to a point; thence through Lots 39 and 38 North 62° 24' West 37 feet, more or less to a dead line in Ann M. Morris Southerly Boundary Line; thence with Morris & Marlow's southerly boundary South 86° 05' East 367 feet, more or less to the point of beginning and containing 0.13 acre and being part of the same property conveyed to Kingsway Greens of Ameircam Unc. By deed from J. R. Coursey, et al, of record in Book 4212. Page 838, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 20135 and subsequent years; all easements, restrictive covenants and conditions and all other items including all items set out on any applicable plat of record.

This is unimproved property, known as: 1225 London Bridge Road, Madison, TN 37115

WITNESS THE EXECUTION HEREOF this 21st day of November, 2014 .

Jose A Tapia
Jose A. Tapia

State of TENNESSEE
County of DAVIDSON

On this 21st day of November, 2014 , before me the undersigned authority, personally appeared **Jose A. Tapia**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $-0.00

Affiant

Sworn and subscribed before me this 21st day of November, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public