Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF DECEMBER, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER:
Wanda Matos
170 Sheila Drive
Antioch, TN 37013-3528

SEND TAX BILLS TO:
SAME AS NEW OWNER

TAX MAP/PARCEL
16202023400

BILL GARRETT, Davidson County
Trans:T20150003980 DEEDQC
Recvd: 01/16/15 09:38 2 pgs
Fees:12.00 Taxes:0.00
20150116-0004623

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge, I, **JULIO F. RONDAN,** these presents do hereby quitclaim and convey unto **WANDA MATOS,** all of my right, title and interest in and to the following property located in Davidson County, Tennessee:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 265, Section 4, Colewood Acres Subdivision, as shown on Plat of record in Plat Book 4175, Page 144, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Julio F. Rondan and Wanda Matos, Husband and wife, by deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110516-0037239, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Wanda Matos from Julio F. Rondan pursuant to Final Decree Docket No. 12D2566 in the Third Circuit Court for Davidson County, Tennessee.

Julio F. Rondan and Julio Fernando Rondan being one and the same person.

This is Improved Property known as: 170 Sheila Drive, Antioch, TN 37013

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

JULIO F. RONDAN

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **JULIO F. RONDAN,** the within named bargainors, 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 purposes therein contained

Witness my hand, at office, this 7 day of ~~December, 2014.~~ January 2015

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: ~~11/3/15~~ 3-27-18