BILL GARRETT, Davidson County
Trans:T20150009129 DEEDQC
Recvd: 02/05/15 09:55 2 pgs
Fees:17.00 Taxes:0.00
20150205-0010869

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Ste 202
Brentwood, TN 37027

QUITCLAIM DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2015

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick S. Embry, *et ux* 3430 Benham Avenue Nashville, TN 37215	Same as New Owner	117-07-0-189.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and for the purpose of creating a tenancy by the entireties between the parties; the undersigned, **Patrica Healy Luna, a married woman,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Leslie A. Garside, Trustee,** his/her successors and assigns, all my right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1-B, on the Plan of Zone Lot Division of Lot 1 of John B. Sheridan Subdivision, of record in Book 5190, Page 790, and amended in Book 6250, Page 29, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

BEING the same property conveyed to Patricia Healy Luna, by Warranty Deed from Harry Edward Stinson, unmarried, and Deana Dugmore, unmarried, dated June 30, 2010 and recorded July 2, 2010, of record in Instrument Number 20100702-0052391, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3430 Benham Avenue, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

And now, I, the said **Leslie A. Garside, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto **Patrick S. Embry and Patricia Healy Luna, husband and wife,** as tenants by the entireties

hereinafter called the Grantee(s), their heirs and assigns forever, all my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

WITNESS MY HAND, this 29 DAY OF January, 2015.

Patricia Healy Luna

Leslie A. Garside, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Patricia Healy Luna, 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 seal, this 29 DAY OF January, 2015.

Notary Public

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29 DAY OF January, 2015.

Notary Public

My commission expires: 11/18/18

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD