BILL GARRETT, Davidson County
Trans:T20150016985 DEEDQC
Recvd: 03/09/15 15:49 2 pgs
Fees:12.00 Taxes:0.00
20150309-0020130

This Instrument Prepared by, & Return To: Charles E. Reed, Attorney at Law 2840 Logan Street, Suite 100 Nashville, TN 37211 Telephone: (615) 864-7452	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is $0.00 Martha Suarez Affiant, Martha Suarez Subscribed and sworn to before me, this 9th day of March, 2015 L Chandler, Dep. Reg ~~Notary Public~~ ~~My commission expires: July 6, 2015~~	
Address of New Owner:	**Send Tax Bills to:**	**Assessor's Parcel ID:**
Martha Suarez 227 Wheeler Avenue Nashville, TN 37211	**NEW OWNER**	**133-6-65**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Efrain O. Martinez (a/k/a Efrain Martinez; a/k/a Efrain Martinez-Ortega), hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer, convey, release and quitclaim to Martha Suarez (a/k/a Martha E. Suarez), hereinafter called the Grantee, her heirs and assigns, Grantor's entire right, title and interest in and to a certain tract of land, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 3 on the Map of D.M. Miney's Addition to Flatrock, of record in Book 547, page 24, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate legal description.

Being the same property quitclaimed to Martha Suarez by Quitclaim Deed from Efrain O. Martinez, of record at Instrument Number 20131017-0108603, Register's Office for Davidson County, Tennessee.

Also being the same property quitclaimed to Efrain O. Martinez by Quitclaim Deed from Martha Suarez, of record at Instrument Number 20020906-0108039, Register's Office for Davidson County, Tennessee.

Also being the same property granted to Efrain O. Martinez and Martha Suarez by Warranty Deed from Celista L. Hammond and Kathern Palframan, of record at Book 10985, Page 705, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This property is improved property known as: 300 Wheeler Avenue, Nashville, TN 37211

WITNESS my hand this 9th day of March, 2015

Efrain Martinez, by Martha E. Suarez, Attorney in Fact

Efrain Martinez, by Martha E. Suarez, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2015, before me personally appeared Martha E. Suarez (a/k/a Martha Suarez), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Efrain O. Martinez (a/k/a Efrain Martinez; a/k/a Efrain Martinez-Ortega), and who acknowledged that she executed the same as the free act and deed of said Efrain O. Martinez, by virtue of that Power of Attorney, duly executed by the said Efrain O. Martinez (a/k/a Efrain Martinez; a/k/a Efrain Martinez-Ortega), on June 08, 2012, and of record in Instrument Number 20150309-0020129, Register's Office for County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this day 9th day of March, 2015.

Notary Public

My Commission expires: July 6, 2015

CHARLES E. REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY