THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Touchstone Title and Escrow, LLC
2500 21st Avenue, Suite 102
Nashville, TN 37212
(615) 371-2299

BILL GARRETT, Davidson County
Trans: T20150026835 DEEDQC
Recvd: 04/10/15 10:30 2 pgs
Fees: 12.00 Taxes: 0.00
20150410-0031586

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ -0.00-

Angela Batres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of April, 2015.

Hilary Mohsenzadeh
NOTARY PUBLIC

MY COMMISSION EXPIRES: ___

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Jacqueline B. Batres Gomez	**SAME**	**120-10.58**
1276 School Lane		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Juan Sanchez, unmarried, and Carlos Sanchez, married** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Jacqueline B. Batres Gomez, married** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Seven Oaks, Section No. 4, of record in Plat Book 2133, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description whereof.

BEING the same property conveyed to Jose Sanchez unmarried, and Carlos Sanchez and wife, Jacqueline B. Batres Gomez, by Quitclaim Deed from Russell J. McCann, Trustee, of record in Instrument No. 20040112-0004538, Register's Office for Davidson County, Tennessee, dated December 29, 2003, and recorded on January 12, 2004.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Property located at: 1276 School Lane, Nashville, TN 37217.

Witness my hand this the 30h day of March, 2015.

Jose Sanchez

Juan Carlos Sanchez

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 Jose Sanchez and Juan Carlos Sanchez, the bargainor(s), 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 official seal at office this 30th day of March, 2015.

Notary Public

My Commission Expires: Sept 11, 2017

BYRON VIRULA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 11, 2017