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When Recorded Return to:
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BILL GARRETT, Davidson County
Trans:T20150029594 DEEDQC
Recvd: 04/20/15 13:21 4 pgs
Fees:22.00 Taxes:0.00
20150420-0034952

AFTER RECORDING RETURN TO:
SERGIO R. GUTIERREZ
946 PATIO DRIVE
NASHVILLE, TN 37214
File No. 01-15002972

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 108030A02400CO
7982931 2

QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of April, 2011, by and between **SERGIO R. GUTIERREZ, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE AND ARMANDO ESPINOZA AND MELINA ESPINOZA, HUSBAND AND WIFE**, a mailing address of 946 PATIO DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **SERGIO R. GUTIERREZ, A MARRIED MAN AND ARMANDO ESPINOZA AND MELINA ESPINOZA, HUSBAND AND WIFE**, a mailing address of 946 PATIO DRIVE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 946 PATIO DRIVE, NASHVILLE, TN 37214

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20080702-0068489, recorded on 07/02/2008 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SERGIO R. GUTIERREZ

ARMANDO ESPINOZA

MELINA ESPINOZA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **SERGIO R. GUTIERREZ**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, this 8 day of April, 2015.

Notary Public
My Commission expires: May 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

STATE OF TN
COUNTY OF Davids

Personally appeared before me, the undersigned notary pubiic of the aforesaid County and State, **ARMANDO ESPINOZA AND MELINA ESPINOZA**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, this 8 day of April, 2015.

Notary Public
My Commission expires: May 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

SERGIO R. GUTIERREZ

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18 day of April, 2015.

Notary Public
My Commission Expires: May 8, 2017

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

Name and address for person(s) responsible for taxes:

SERGIO R. GUTIERREZ AND ARMANDO ESPINOZA AND MELINA ESPINOZA
946 PATIO DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

SERGIO R. GUTIERREZ AND ARMANDO ESPINOZA AND MELINA ESPINOZA
946 PATIO DRIVE
NASHVILLE, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 15, UNIT 24, IN A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE CONDOMINIUMS SITE PLAN OF PHASE 2, SECTION 3, PATIO VILLA SUBDIVISION OF RECORD IN PLAT BOOK 5200, PAGE 495, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

TAX ID NO: 108030A02400CO

PROPERTY COMMONLY KNOWN AS: 946 PATIO DRIVE, NASHVILLE, TN 37214

