**THIS INSTRUMENT PREPARED BY:**

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BILL GARRETT, Davidson County
Trans:T20150043244 DEEDQC
Recvd: 06/03/15 08:33 2 pgs
Fees:12.00 Taxes:0.00
20150603-0051495

# QUITCLAIM DEED

| NEW OWNER(S) | SEND TAX BILLS TO | MAP PARCEL NO |
|---|---|---|
| Megan Kaiko Guimaraes | Same | 071 15 0 366.00 |
| 1215 Stockell Street | | |
| Nashville, TN 37207 | | |

**FOR AND IN CONSIDERATION** of a divorce settlement and other good and valuable consideration, which is hereby acknowledged, **Robert Guimaraes** by these presents does hereby quitclaim and convey unto **Megan Kaiko Guimaraes**, her successors and assigns, all his right, title and interest in and to the following described tract of land:

LAND situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 132, BENEDICT LAND COMPANY'S SUBDIVISION, as shown on plat of record in Plat Book 332, Page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Shannon Oshea Garrett to Ladonna Harris as recorded on the 22nd day of February, 2008 in Instrument No. 20080222-0017605; Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1 as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029749; Special Warranty Deed from U.S. Bank, National Association, as Successor Trustee to Bank of America; N.A., as Successor by Merger to LaSalle Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-PP1 by Home Loan Services, Inc., as Attorney-in-Fact to Burkett Homes, Inc., a Tennessee Corporation as recorded on the 24th day of May, 2010 in Instrument No. 20100524-0040037 and Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation to Troy Shafer, unmarried as recorded on the 14th day of October, 2010 in Instrument No. 20101014-0082520, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Guimaraes and Megan Keiko Guimaraes by Warranty Deed from Troy Shafer as recorded in Instrument No. 20110901-0068037 in the Register's Office for Davidson County, Tennessee.

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

WITNESS my hand, this 4th day of May, 2015.

ROBERT GUIMARAES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Reggie Smith, a Notary Public in and for said County and State, the within-named, Robert Guimaraes, with whom I am personally acquainted and who acknowledged that he executed the within instruments for the purposes contained therein.

Witness my hand this 4th day of May, 2015.

Notary Public

REGGIE SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires:
12/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $ -0-.

Megan Keiko Guimaraes

Sworn to and subscribed before me, this
8th day of May, 2015.

My commission expires:
12-6-2016

Notary Public

ANDREW RYAN HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires Dec. 6, 2016

QUITCLAIM DEED

FROM: ROBERT GUIMARAES
TO: MEGAN KEIKO GUIMARAES