QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150062736 DEEDQC
Recvd: 07/30/15 13:25 2 pgs
Fees:12.00 Taxes:0.00
20150730-0075281

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $-0-.

Subscribed and sworn to before me, this the 17 day of July, 2015.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public

My Commission Expires: 7/3/17

THIS INSTRUMENT PREPARED BY:
J. David Wicker, Law Office of J. David Wicker, PLLC
1704 Charlotte Avenue, Suite 105, Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MARGARITA NIDO STEWART REVOCABLE LIVING TRUST dated January 31, 2011 361 Tusculum Road Nashville, TN 3 7211	161-04-0-144.00	FBC Mortgage, LLC dba Home Loans Today 189 S. Orange Ave, #970 Orlando, FL 32801

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **MARGARITA NIDO STEWART, a single woman ("Grantor"),** have bargained and sold, and does hereby bargain, sell, transfer and quitclaim unto the **MARGARITA NIDO STEWART as Trustee for the MARGARITA NIDO STEWART REVOCABLE LIVING TRUST dated January 31, 2011 ("Grantee"),** and Grantee's successors and assigns, all of the Grantor's right, title and interest in and to real property located in Davidson County, Tennessee, to wit:

> Being lot No. 3 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 95 feet on the southerly side of Tusculum Road and extends back 329.2 feet on the East line and 345 feet on the West Line to a rear line measuring 98.1 feet thereon.
>
> Being the same property conveyed to Margarita Nido Stewart, a single woman, by Warranty Deed from Donald Ray Hill and wife, Dorothy Vaughn Hill dated July 15, 2014 and recorded July 22, 2014 of record in Instrument No. 20140722-0064981, Register's Office for Davidson County, Tennessee.

This is improved property located at: 361 Tusculum Road, Nashville, TN 37211.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17 day of July, 2015.

GRANTORS:

Margarita Nido Stewart

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Margarita Nido Stewart** to me known to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, this 17th day of July, 2015.

Notary Public

My commission expires:

SEPTEMBER 23, 2016

CHRISTIAN HEINBOCKEL
Notary Public, State of Florida
Commission # EE 837462
My comm. expires Sept. 23, 2016