THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1790

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nora Benott Jose Carrascal 1382 Rural Hill Road, Unit #173 Antioch, TN 37013	New Owner	163-2-C-035.00

BILL GARRETT, Davidson County
Trans:T20150065811 DEEDQC
Recvd: 08/07/15 15:16 2 pgs
Fees:12.00 Taxes:0.00
20150807-0079065

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2015.

Notary Public

My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Nora Benott, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Nora Benott, a single person and Jose Carrascal, as joint tenants with rights of survivorship, as mother and son,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 35, Unit 173, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Bora Benott, a single person, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, dated May 30, 2008, of record in Instrument No. 20080611-0060201, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1382 Rural Hill Road, Unit #173, Antioch, TN 37013

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

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

IN WITNESS WHEREOF, this instrument has been executed this the _____ day of August, 2015.

Nora Benott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nora Benott**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 7th day of August, 2015.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016