BILL GARRETT, Davidson County
Trans:T20150107413 DEEDQC
Recvd: 12/21/15 11:02 2 pgs
Fees:13.00 Taxes:111.00
20151221-0127892

THIS INSTRUMENT PREPARED BY:
John M. Wells, Attorney
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Armando Martinez III	NEW OWNER	082-07-0-207.00
701 Joseph Ave.	5103 Whitaker Dr.	
Nashville, TN 37027	Nashville, TN 37211	

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Armando Martinez, Sr. for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Armando Martinez III, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Plan of Townwood Homes, Section I, as of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

BEING the same property conveyed to Armando Martinez Sr., a married man, by deed of record in Instrument No. 20080104-0001056 Register's Office for Davidson County, Tennessee.

This is improved property know as: 701 Joseph Ave., Nashville, TN 37027.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 10 day of December, 2015.

Armando Martinez Sr.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Armando Martinez Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainer(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 10 day of December, 2015.

Notary Public: Susan Katz

My Commission Expires:
Apnl 26, 2018

SUSAN KATZ
MY COMMISSION # FF 094172
EXPIRES: April 26, 2018
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The actual consideration for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me this 10 day of December, 2015.

Notary Public: Susan Katz

My commission expires:
Apnl 26, 2018

SUSAN KATZ
MY COMMISSION # FF 094172
EXPIRES: April 26, 2018
Bonded Thru Budget Notary Services