THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
1517 Hunt Club Blvd Ste 200
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.
THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 7th DAY OF January 2016.

Notary Public
My Commission Expires: 1/26/16

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Address of New Owner:
Milton Majano
5145 Drakes Branch Rd
Nashville, TN 37218

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
04800023600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Ortiz and Yanira Ortiz, husband and wife, as joint tenants with right of survivorship,** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Milton Majano, a single person,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the first councilmanic district of Davidson County, Tennessee, and being Parcel 236 on Davidson County Property Map 48, and also being Lot No. two on the recorded plat of the "Final Subdivision Plat of Lots 1&2 of Bobby Matthews on Drakes Branch Road", of record in Plat Book 8250, page 978, Register's Office of Davidson County, Tennessee, and more particularly described according to the survey of said subdivision by George C. Gregory, registered land surveyor No. 1331, and known as project no. 96-116, as follows:

Beginning at an old iron pin set in concrete in the westerly margin of Drakes Branch Road, said iron pin being twenty-five (25) feet from the centerline of said Drakes Branch Road and also being a Northeasterly corner of Parcel 235, and also being the Southeast corner of the parcel being described;

Thence, S 80 degrees 30'00"W. 202.00 feet, with the Northeasterly line of said Parcel 235 to an iron pin set, the Southwest corner of Lot No. Two, the parcel being described;

Thence, S 16 Degrees 25'00"W, 275.00 feet, with said Northeasterly line of Parcel 235 to an iron pin set in the South line of Parcel 188, the Northwest corner of Lot No. Two, the parcel being described;

Thence, S 73 Degrees 44'00"E, 225.00 feet, with said Southerly line of Parcel 188, to an iron pin set in concrete in the Westerly margin of Drakes Branch Road, said iron pin being on a cul-de-sac and is the beginning of a curve to the left;

BILL GARRETT, Davidson County
Trans:T20160001901 DEEDQC
Recvd: 01/08/16 11:59 2 pgs
Fees:12.00 Taxes:0.00
20160108-0002085

Thence, with said Westerly margin of Drakes Branch Road and a curve to the left, having a radius of 50.00 feet and a chord running S 17 degrees 50'24"E. 56.266 feet, a distance along said curve of 59.76 feet to an iron pin set and the beginning of a curve to the right;

Thence, continuing with said Westerly margin of Drakes Branch Road and a curve to the right, having a radius of 50.00 feet and a chord running S 31 Degrees 30'24"E, 35.358 feet, a distance along said curve of 36.14 feet to an iron pin set;

Thence, S 16 Degrees 41'32"E, 87.56 feet, continuing with said Westerly margin of Drakes Branch Road to the point of beginning;

Being the same property acquired by David Ortiz and Yanira Ortiz, husband and wife, as joint tenants with right of survivorship by Special Warranty Deed from Wells Fargo Financial Tennessee 1, LLC, recorded October 20, 2015, of record in Instrument No. 20151020-0106388, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 5145 Drakes Branch Rd., Nashville, TN 37218

WITNESS our hands this 7th day of January, 2016.

David Ortiz

Yanira Ortiz

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared David Ortiz and Yanira Ortiz, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 7th day of January, 2016

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Notary Public

My commission expires: 1/26/19