QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160003625 DEEDQC
Recvd: 01/14/16 11:14 3 pgs
Fees:17.00 Taxes:0.00
20160114-0003962

This instrument was prepared by:
JOSE R. MOLINA & ROSA L. HERNANDEZ
6140 FIRELIGHT TRL
ANTIOCH TN 37013

Name and address of the new owner (the Grantee):	JOSE R. MOLINA & ROSA L. HERNANDEZ 6140 FIRELIGHT TRL ANTIOCH TN 37013
Name and address of the Mortgagee (the holder of a mortgage loan):	SETERUS PO BOX 1077 HARTFORD, CT 06143
Tax map parcel number:	176 05 0B 121.00
Mail tax bills to: New Owners	6140 FIRELIGHT TRL ANTIOCH TN 37013

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Jose A. Miranda-Mayra S. Molina, the Grantor, sell, transfer, and convey to Jose R. Molina-Rosa L. Hernandez the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE:
[*legal description*]

6140 Firelight Trl is a Single family located in Hickory Woods Estates, TN, in Davidson county Built in 2000. House size: 2,232 sq ft, Lot size: 7,405 sq ft, Property type: Single family, Units: 1, Rooms: 8, Stories: 1, Garage: Attached Garage

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book ___, Page _____ in the Register's Office of _____ County, Tennessee.

Taxes for the year 2015 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 10 day of January, 2016.

Jose A Miranda / Mayra S Molina
Grantor

Acknowledgement

STATE OF TN
COUNTY OF Davidson

On the 10 day of January, 2016 before me personally appeared Jose A. Miranda and Mayra S. Molina, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 05-06-2019.

MARIA J MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Affidavit of Value

STATE OF TN
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $~~106,000~~ JAMES BAY. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jose L. Maleiro - Rosa L. Hernandez
Grantee

Sworn to and subscribed before me this 10 day of January, 2016

Notary Public

My commission expires: 05-06-2019.

MARIA J MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Exhibit A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 219 on the Plan of Hickory Woods Estate, Section "C" of record in Book 6900, page 885 thru 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Antonio Miranda, unmarried and Mayra S. Molina, unmarried, Joint Tenants with Right of Survivorship, by Deed from Brad Larzelere, Jr. and wife, Cara Larzelere dated September 20, 2007, and recorded as Instrument No. 20070928501139 80, Register's Office for Davidson County, Tennessee.