This instrument prepared by:
Vanessa C. Saenz
Saenz & Maniatis
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:
Vanessa Saenz
2874 Elm Hill PIke
Nashville TN 37214

Tax information:
ID #
096-16-0B
010.00

BILL GARRETT, Davidson County
Trans:T20160006252 DEEDQC
Recvd: 01/25/16 11:42 2 pgs
Fees:12.00 Taxes:0.00
20160125-0006832

Address of new owner:

Vanessa Saenz
1313 Lady Court
Nashville TN 37214

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of the property (whichever is greater) is $1.00

Vanessa Saenz
Affiant

subscribed and sworn before me this 18th day of January 2016

Notary Public

My commission expires 5/3/2016

MATT MANIATIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

QUITCLAIM DEED

THIS INDENTURE, made this 18 day of Jan, 2016 betweenVSA Properties LLC hereinafter referred to as the "Grantor" and Vanessa Saenz hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit:

Land in Davidson county Tennessee being lot no. 10 on the plan of lake larchwood, according to the plat of record in instruments no. 20001101-0108145 registers office for said county, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to ~~Vanessa Saenz~~ VSA properties LLC by deed from ~~sovereign bank~~ VANESSA SAENZ as of record in instrument no. * registers office for said county Tennessee.

* 20151211-0124629

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

VSA Properties LLC for
Grantor

MATT MANIATIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, VSA properties/Vanessa Saenz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

1/18/2016
Date

My commission expires: 5/3/2016