BILL GARRETT, Davidson County
Trans:T20160012054 DEEDQC
Recvd: 02/12/16 11:26 2 pgs
Fees:12.00 Taxes:0.00
20160212-0013780

This Instrument Prepared By:
Joel A. Vallejo
BUFFALOE & ASSOCIATES, PLC.
44 Vantage Way, Suite 500
Nashville, TN 37219

Name and Address of New Owner:
Julie M. Vallejo
6569 Chessington Drive
Nashville, TN 37221

Name and Address of Entity Responsible for Payment of Real Property Taxes:
Joel A. and Julie M. Vallejo
6569 Chessington Drive
Nashville, TN 37221

MAP - PARCEL NUMBERS:
155-080-C-222.00CO

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this the 8th day of February, 2016, by and between Joel A. Vallejo ("Grantor") and Julie M. Vallejo ("Grantee");

FOR AND IN CONSIDERATION of the sum of One Dollars ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 6569 Chessington Drive, Nashville, Tennessee, 37221:

Land in Davidson County, Tennessee, being Lot No. 222, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347 as amended in Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel A. Vallejo and Julie M. Vallejo by deed from Erik D. Henderson and wife, Leslie K. Henderson of record in Instrument No. 20020717-0086158, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, and subsequent years, a lien not yet due and payable.

The Plan of record in the Plat Book 6900, Page 339-347, and amended in Book 7900, Ppage 888-889, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 9472, Page 824, and Book 7964, Page 33, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book7099, Page 299, said Register's Office.

Conveyance of Open Space of record in Instrument No. 2001 101701 13305, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection fo the premeises.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Joel A. Vallejo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joel A. Vallejo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11 day of February, 2016.

Notary Public

My Commission Expires: 8/23/16

CAROL DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
12 **Day of** February **,** 2016**.**
, Deputy Register