BILL GARRETT, Davidson County
Trans:T20160012360 DEEDQC
Recvd: 02/16/16 10:14 2 pgs
Fees:12.00 Taxes:0.00
20160216-0014134

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:
108-01-0-054.00

Address of new owner:

Vanessa Saenz

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Affiant
Subscribed and sworn before me this the
16 Day of February, 2016.
Deputy Register

State of Tennessee
County of Davidson

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

QUITCLAIM DEED

THIS INDENTURE, made this 15 day of Feb., 2016 between VSA propreties 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 the 14th Civil District of Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat, First Revision Lots 1 and 2, Malvin Heights, of record as Instrument No. 20010205-0010881, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROSS D. STARNES AND VANESSA C. SAENZ, HUSBAND AND WIFE, by deed from MARGIE A. BARGATZE, UNMARRIED, of record as Instrument No. 20040630-0078055, dated June 21, 2004, said Register's Office.

Then being further conveyed to VANESSA SAENZ, by Quitclaim Deed from ROSS STARNES, of record as Instrument No. 20080505-0046197, dated April 23, 2008, said Register's Office.

Current Source of Title: 20150429-0038443

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
By Vanessa Saenz
Grantor

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

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, VSA Properties LLC*, 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.

*by Vanessa SAENZ

NOTARY PUBLIC

2/15/2016
Date

My commission expires: 5/3/16