BILL GARRETT, Davidson County
Trans:T20160018957 DEEDQC
Recvd: 03/08/16 14:11 2 pgs
Fees:12.00 Taxes:0.00
20160308-0022201

QUITCLAIM DEED

FROM: MICHAEL ANTONIO ILLARRAMENDI

TO: DAVID STEVEN ILLARRAMENDI

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
David S. Illarramendi 935 Currey Road Nashville, TN 37217	Specialized Loan Servicing, LLC P.O. Box 636005 Littleton, CO 80163	120-13-0/020.00

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF March, 2016.

NOTARY PUBLIC

My Commission Expires: 3/18/19

CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

FOR AND IN CONSIDERATION of the premises and other good and valid consideration, the parties of the first part hereto, **MICHAEL ANTONIO ILLARRAMENDI** do hereby convey unto said parties of the second part, **DAVID STEVEN ILLARRAMENDI**, the parcel or Lot of land hereinafter described.

LAND in the 2nd Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Map of Norman D. Richardson's Resubdivision of part of Lot No. 2 on the Ben F. Tuberville Estate, as of record in Book 2330, page 174, Register's Office for said County, more particularly described as follows:

BEGINNING at a point on the Southeasterly margin of Currey Road, said point being the Southeasterly front corner of Lot No. 4 on said plan; thence, leaving the Southwesterly margin of said road with the Southeasterly line of said Lot No. 4 South 58 deg. 35' west, 345.71 feet to a point located on the Southerly rear corner of said Lot No. 4; thence, with the Northeasterly margin of the L& N Railroad right-of-way South 22 deg. 19' East. 118.5 feet to a point located on the Northwesterly rear corner of Lot No. 2 on said plan; thence, with the Northwesterly line of said Lot No. 2 North 58 deg. 35' East 272.38 feet to a point located on said line; thence, in a Northwesterly direction 12 feet, more or less, to a point, thence, in an easterly direction 97 feet, more or less to a point on the Southwesterly margin of said Currey Road; thence, in a Northwesterly direction, with the Southwesterly margin of said Road 117 feet, to the point of beginning.

Being the same property conveyed to Elizabeth M. Illarramendi by deed from Cristobal O. Sapien and wife, Margarita P. Sapien of record in Instrument number 20040908-0108343 Register's Office for Davidson County. The said Elizabeth M.

Illarramendi having since died intestate February 10, 2013, unmarried survived by heirs at law Michael Antonio Illarramendi and David Steven Illarramendi.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property located at 935 Currey Road, Nashville, TN 37217

And now **Michael Antonio Illarramendi** convey unto **David Steven Illarramendi,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of March, 2016.

MICHAEL ANTONIO ILLARRAMENDI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, **MICHAEL ANTONIO ILLARRAMENDI** the grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 2016.

Notary Public

My commission expires 3/18/19

CARMON B. PRESLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON