BILL GARRETT, Davidson County
Trans:T20160027501 DEEDQC
Recvd: 04/05/16 11:25 2 pgs
Fees:12.00 Taxes:0.00
20160405-0032460

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesus Angel Rodriguez And Guillermina Garcia Vazquez	SAME AS NEW OWNER	051-12-0-085.00
(NAME) 725 Yowell Ave,	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesus Angel Rodriguez**, hereinafter called the Grantor(s), has quitclaimed unto **Jesus Angel Rodriguez and Guillermina Garcia Vazquez, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 22, as shown on the map entitled the Plan of Montague Park, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 22 fronts 80 feet on the northerly side of Bluegrass Avenue and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

Being a portion the same property conveyed to 2015C PROPERTY OWNER, LLC, by deed from THE AMERICAN HOME REAL ESTATE PARTNERSHIP IV, LP, of record in Instrument No. 20150406-0029289, dated April 1, 2015, said Register's Office. Being further conveyed to SB TRS, LLC, by Quitclaim Deed from 2015C PROPERTY OWNER, LLC, of record in Instrument No. 20150706-0065113, dated July 29, 2015, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 405 Blue Grass Avenue, Madison, TN 37115.

Witness my hand this 1st day of April, 2016.

Jesus Angel Rodriguez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesus Angel Rodriguez the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of April, 2016.

Notary Public

My Commission Expires: 4/17/19

(SEAL)

