QUITCLAIM DEED

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 THE 7 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

WILLIAM E. GRONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Y-AH-16-00

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Reina	New owner	
(NAME)	(NAME)	**59-13-9.00**
820 Bishopsgate Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAB CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN REINA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, and all of Lot No. 114, Treppard Heights Subdivision, Section No. 7 of record in Book 2900, Page 13, Register's Office for Davidson County, Tennessee, and the Westerly one-half (1/2) of Lot No. 115, said Treppard Heights Subdivision, described as follows: Beginning at an iron pin in the Northerly margin of Hummingbird Drive; said iron pin being the Southerly corner between Lot No. 113 and Lot No. 114, said Treppard Heights Subdivision, Section No. 7, and running North 2 deg. 50 min. West 298 feet to an iron pin; thence North 23 deg. 35 min. West 454.9 feet to an iron pin; thence North 61 deg. 00 min. East 210.3 feet to an iron pin; thence South 19 deg. 21 min. East 409.8 feet to an iron pin; thence South 34 deg. 05 min. East 380.5 feet to an iron pint in the Northerly R.O.W. line of Hummingbird Drive; thence Westerly along a curve having a radius of 983.2 feet 225.5 feet to the point of beginning, containing 3.07 acres, more or less. Less Plat in Book 5210, Page 127

Being the same property conveyed to Juan Reina by Final Decree Conforming Sale, as recorded on the 9th day of October, 2007 in Instrument No. 20071009-0120239; part of Quitclaim Deed from Peter Marcum to IAB Corporation, as recorded on the 6th day of April, 1998 in Deed Book 10873, Page 831 and part of Deed from Phillip Edward Arrington, a single man to Peter Marcum, dba I.A.B., Inc., as recorded on the 5th day of May, 1997 in Deed Book 10443, Page 69, in the Register's Office of Davidson County, Tennessee.

This is property commonly known as: **0 Hummingbird Drive, Nashville, Tennessee**.

BILL GARRETT, Davidson County
Trans: T20160039897 DEEDQC
Recvd: 05/12/16 15:19 2 pgs
Fees: 12.00 Taxes: 0.00

20160512-0047602

Witness my/our hand(s) this the 6th day of May, 2016.

IAB Corporation

Peter Marcum, Sole Shareholder

Peter Marcum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Peter Marcum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Shareholder of IAB Corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Shareholder.

Witness my hand and official seal, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th day of May, 2016 .

Notary Public

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212