QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160044466 DEEDQC
Recvd: 05/26/16 10:27 2 pgs
Fees:12.00 Taxes:0.00
20160526-0053048

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 24 DAY OF May, 2016

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lemuel Russell Waitman and Luisa Fernanda Madronero Waitman	**Same**	
(NAME)	(NAME)	**Map 104-6 Parcel 93**
2201 W 49th St.		
(ADDRESS)	(ADDRESS)	
Westwood Hills, KS 66205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **LEMUEL RUSSELL WAITMAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **LEMUEL RUSSELL WAITMAN AND WIFE, LUISA FERNANDA MADRONERO WAITMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF BRANSFORD REALTY COMPANY'S WEST END HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 332, PAGES 124 AND 125, REGISTER'S OFFICE FOR SAID COUNTY AND TO WHICH PLAN AND RECORD THEREOF REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEMUEL RUSSELL WAITMAN, BY QUITCLAIM DEED FROM JESSICA WALKER PRESTON, OF RECORD IN INSTRUMENT NUMBER 20130524-0053071, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MARCH 19, 2013.

THE SAID LUISA FERNANDA MADRONERO WAITMAN JOINS ON THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE ACQUIRED IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **302 Fairfax Avenue, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 24 day of May, 2016.

Lemuel Russell Waitman

Luisa Fernanda Madronero Waitman

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lemuel Russell Waitman**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of May, 2016.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luisa Fernanda Madronero Waitman**, the within named 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 24 day of May, 2016.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212