BILL GARRETT, Davidson County
Trans:T20160049482 DEEDQC
Recvd: 06/10/16 15:47 2 pgs
Fees:12.00 Taxes:0.00
20160610-0059159

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Donald K. Byrd, The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Arturo and Virginia Villalba Living Trust dated May 9, 2016, c/o Arturo and Virginia Villalba, as co-Trustees** **6953 Harpeth Glen Trace** **Nashville, TN 37221**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **MAP 141-06-0-D** **PARCEL 086**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ARTURO VILLALBA and wife, VIRGINIA VILLALBA

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust dated May 9, 2016

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Villalba and Arturo Villalba, wife and husband, by warranty deed from Kristin L. Lanz, unmarried, of record as Instrument No. 20051212-0149072, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3295 Harpeth Springs Drive, Nashville, TN 37221.**

WITNESS MY HAND this the 8th day of June, 2016.

ARTURO VILLALBA

VIRGINIA VILLALBA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **ARTURO VILLALBA and wife, VIRGINIA VILLALBA,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 8th day of June, 2016.



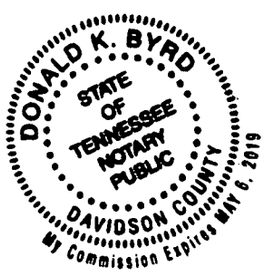
Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 8th day of June, 2016.



Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019