BILL GARRETT, Davidson County
Trans:T20160049482 DEEDQC
Recvd: 06/10/16 15:47 2 pgs
Fees:12.00 Taxes:0.00
20160610-0059160

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: **142-01-A-035**

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

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-3, together with the carport designated as F-3-C of River Plantation, Section One a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, Page 59 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Arturo Villalba and wife, Virginia Villalba by warranty deed from Jacquelyn S. Howard, unmarried, of record in Instrument No.: 20051219-0151844, in the Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: The Plan, with Owner's Certificate, or record in Book 4460, Page 59 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 4562, page 474, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property known as **8207 Sawyer Brown Road, #F3, Nashville, Tennessee 37221**

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

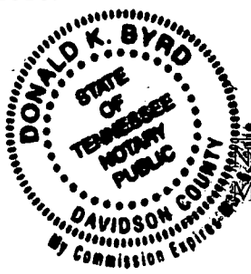
Arturo Villalba
ARTURO VILLALBA

Virginia 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.



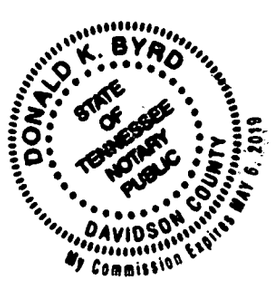
Donald K. Byrd
NOTARY PUBLIC
My Commission Expires: May 6, 2019

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