This instrument prepared by:
Vanessa C. Saenz
Saenz & Maniatis, PLLC
2874 Elm Hill Pike
Nashville TN 37214
615-366-1211

Send tax bills to:
Ana Batres
1400 Huffine St.
Nashville, TN 37216

Tax information:
072-10-0-046.00

BILL GARRETT, Davidson County
Trans:T20160057436 DEEDQC
Recvd: 07/06/16 11:18 2 pgs
Fees:12.00 Taxes:0.00
20160706-0069050

Address of new owner:
Ana Batres
1400 Huffine St.
Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer or value of the property (whichever is greater) is $1.00

Affiant

subscribed and sworn before me this May 17 day of 2016.

Notary Public

My commission expires May 6, 2019

**QUITCLAIM DEED**

THIS INDENTURE, made this 17 day of May, 2016 between Santiago Orellana hereinafter referred to as the "Grantor" and Ana Batres hereinafter referred to as "Grantee."

**WITNESSETH:**

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee, the following described premises, to wit:

*Land in Davidson County, Tennessee, being Lot No. 7 on the unrecorded Map of the Young Subdivision and described according to a survey made by James A. Hamilton, Jr., Surveyor, May 20 1948, as follows:*

*Beginning at a point in the east margin of Scott Avenue at a concrete monument, the beginning of a curve into Huffine Street; thence around said curve in the northeasterly direction, 30.32 feet to another concrete monument in the south margin of Huffine Street; thence with the margin of said Street easterly 57.26 feet to the corner of Lots Nos. 7 and 8; thence with the line of said lots, southerly 200.4 feet to the corner of said lots, and of Lots Nos. 5 and 6; thence with the line between Lots 6 and 7, westerly 74.8 feet to the east margin of Scott Avenue; thence with the margin of the same northerly 181.06 feet to the beginning.*

Current Source of Title: #20001215-0123590

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all of his rights, title and interest in and to the above describe real property.

**FURTHER,** the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

**IN WITNESS WHEREOF,** the Grantor has hereunto set his hand and seal the day and year first above written.

Santiago Orellana
Grantor

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a notary public in and for said County and State, the within Grantor, Santiago Orellana, 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.

NOTARY PUBLIC

May 12, 2016
Date

My commission expires: May 6, 2019

PAMELA YARBROUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019