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THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Aileen Viruet and Omar Munoz-Lopez
616 Copper Ridge Trail
Antioch, TN 37013

SEND TAX BILLS TO:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 173-04-0-A; Parcel No. 252.00

THIS INSTRUMENT made and entered into on this the 22nd day of July, 2016, by and between, **AILEEN VIRUET** ("Grantor"), and **AILEEN VIRUET AND OMAR MUNOZ-LOPEZ, wife and husband** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

> LAND in Davidson County, Tennessee, being Lot(s) 381, as shown on the map entitled the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to AILEEN VIRUET AND CARMELO CABALLERO, WIFE AND HUSBAND, by deed from FELIX J. MARTINEZ AND NANCY ACOSTA, HUSBAND AND WIFE, of record in Instrument No. 20040809-0095656, dated July 26, 2004, said Register's Office. Being further conveyed to AILEEN VIRUET, by Quitclaim Deed from CARMELO CABALLERO, of record in Instrument No. 20071016-0122870, dated October 11, 2007, said Register's Office.
>
> This is improved property is known as 616 Copper Ridge Trail, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 22nd day of July, 2016.

AILEEN VIRUET

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Aileen Viruet, the 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 (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at MURFREESBORO, TN, this 22nd day of July, 2016.

Notary Public

My Commission Expires: ~~JUNE 17, 2018~~

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 22ND day of July, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY