BILL GARRETT, Davidson County
Trans:T20160082188 DEEDQC
Recvd: 09/20/16 08:31 2 pgs
Fees:12.00 Taxes:0.00
20160920-0098602

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
RHETT C. CHANDLER, ATTORNEY AT LAW
10574 Lebanon Road, Mt. Juliet, TN 37122
PH: (615) 885-4335

ADDRESS NEW OWNER:
KEVIN NUTTING
710 Braidwood Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
Wells Fargo Home Mortgage
P.O. Box 10335
Des Moines, IA 50306-0355

MAP & PARCEL
096 10 0 192.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Gabriel Alberton Fuenmayor, an unmarried man, conveys and quitclaims to Kevin Nutting, all his right, title and interest, in and to the following described real property, TO WIT:

his 1/a ownership in

Land in Davidson County, Tennessee, being Lot 306 on the plan of Clover Hill, Section No. V, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 306 fronts 80 feet on the westerly side of Braidwood Drive and extends back between lines 127.1 feet on the northerly side and 164 feet on the southerly side to a dead line in the rear, on which it measures 62.4 feet.

Being the same property conveyed to Lina Marie Romero, an unmarried woman and Gabriel Alberto Fuenmayor, an unmarried man by Warranty Deed dated July 25, 2014, and recorded August 11, 2014 with ID number 20140811-0072460.

This conveyance is subject to all restrictions, easements, covenants, agreements, if any , of record.

This is improved property located at and known as 710 Braidwood Drive, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 6th day of September 2016.

GABRIEL ALBERTO FUENMAYOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me a Notary Public in and for said County and State, Gabriel Alberto Fuenmayor, the within named bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 6th day of September 2016.

NOTARY PUBLIC

RHETT C. CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: 7/3/17

STATE OF TENNESSEE)
COUNTY OF WILSON)

Transfer tax on this transfer is exempt under the provisions of T.C.A. 67-4-409, et seq.

Affiant

Sworn to and subscribed before me this
6th Day of September 2016.

NOTARY PUBLIC

RHETT C. CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: 7/3/17