QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160082382 DEEDQC
Recvd: 09/20/16 11:24 2 pgs
Fees: 12.00 Taxes: 0.00
20160920-0098834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MT Rental Properties, LLC	new owner	
(NAME)	(NAME)	81-10-357.00
221 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SERVIO ARIAS AND CHRIS MUNDAY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MT PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of S.A. Champion's Subdivision, of record in Plat Book 161, Page 132, Register's Office for said County.

Said Lot No. 122 fronts 50 feet on the east side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Servio Arias and Chris Munday, as tenants in common, by Warranty Deed from C & D Rental Properties, LLC, a Tennessee Limited Liability Company, recorded December 14, 2015 in Instrument No. 20151214-0125652 and further being the same property conveyed to C & D Rental Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mary Gardner Ray, an unmarried woman, recorded October 20, 2010 in Instrument No. 20101020-0083803, Register's Office for Davidson County, Tennessee.

This is
( ) **unimproved**
(x) **improved**

property known as **1620 23rd Ave. North, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 10 day of August, 2016.

Servio Arias

Chris Munday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Servio Arias the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of August, 2016.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Munday, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of August, 2016.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212