THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow

5200 Maryland Way, Ste 202

Brentwood TN 37027

Address New Owner(s)
Nathan E. Magallan and Kelleen Barnhill
87 McCall Street
Nashville, Tennessee 37211

Send Tax Bills To:
Primary Residential Mortgage
1480 North 2200 West
Salt Lake City, UT 84116

Map & Parcel Nos.:
133 04 0 045.00

BILL GARRETT, Davidson County
Trans:T20160096930 DEEDQC
Recvd: 11/02/16 11:24 2 pgs
Fees:12.00 Taxes:0.00
20161102-0115848

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Nathan E. Magallan** ("Grantor") does hereby quitclaim and convey unto **Nathan E. Magallan, unmarried, and Kelleen Barnhill, unmarried, as joint tenants with the right of survivorship,** ("Grantee"), his heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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The address of the herein described property is believed to be 87 McCall Street, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **87 McCall Street, Nashville, Tennessee 37211**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th **day of** August, 2016.

Nathan E. Magallan

Kelleen Barnhill

*** Being the same property conveyed to Nathan E. Magallan and Kelleen Barnhill by Warranty Deed from IRA Innovations, LLC FBO 2302128 dated 08/29/16 and recorded 20161102-0115846 in Davidson County Register of Deeds.

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration for this transfer is **$0**.

AFFIANT

Subscribed and sworn to before me, this 29 **day of August 2016**.

NOTARY PUBLIC

My Commission Expires:

1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29 day of August, 2016, before me personally appeared **Nathan E. Magallan and Kelleen Barnhill**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

WITNESS my hand and seal at office this 29 **day of August 2016**.

NOTARY PUBLIC

My Commission Expires:

1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19