BILL GARRETT, Davidson County
Trans:T20160109904 DEEDQC
Recvd: 12/14/16 13:25 3 pgs
Fees:17.00 Taxes:74.00
20161214-0131166

QUITCLAIM DEED

This instrument was prepared by:
JOSE MONTOYA & MARIELA LARA LUNA [*Name*]
215 ORIEL AVENUE NASHVILLE TN 37210 [*Street or Postal Address*]
[*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**MARIELA LARA LUNA & JOSE A. MONTOYA** **215 ORIEL AVENUE NASHVILLE TN 37210**
Name and address of the Mortgagee (the holder of a mortgage loan):	**SIMON GOMEZ ESPINOZA & JULIETA ESCOBAR** **Address: TORRES DE SAN MIGEL 114 GUADALUPE, NUEVO LEON, MEXICO**
Tax map parcel number:	**133-02-0-320.00**
Mail tax bills to:	**215 ORIEL AVENUE NASHVILLE TN 37210** Same

In consideration of Twenty Thousand Dollars and other valuable consideration paid, the receipt f which is acknowledged WE, SIMON GOMEZ ESPINOZA & JULIETA ESCOBAR the Grantor, sell, transfer, and convey to MARIELA LARA LUNA & JOSE A. MONTOYA, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:

Lot 60 Highview Acres / Neighborhood Code And Name: 3926 Paragon Mills

320 Foxglove Dr Nashville, TN 37211

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Parcel number 133-15-0-009.00, Page _____ in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2016 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 14 day of December, 2016.

x Simon Espinoza x JULIETA ESCOBAR
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 14 day of December, 2016, before me personally appeared _____, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selwyn Amaya.
Notary Public

SELWYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: My Commission Expires September 11, 2017.

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 20,000. That amount is equal to or ~~greater~~ less than the amount which the property would command at a fair and voluntary sale.

x S.E.
x J.E
x J.M.
x J.M.

x Jose A Montalvo x Maria Espinoza
Grantee

Sworn to and subscribed before me this 14 day of December, 2016.

Selwyn Amaya
Notary Public

SELWYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: My Commission Expires September 11, 2017.

Exhibit A

4 of 7

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/00 15:43 2pgs
Fees:11.00 Taxes:447.70
[redacted]
20001218-0124067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,000.00
Simon Espinoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Tennessee
DAVIDSON COUNTY
My Commission Expires July [illegible]3

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Simon Espinoza (NAME)	Right Mortgage Company (NAME)	MAP 133-15-0
320 & 322 Foxglove Drive (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 9
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ella Mae Hussey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simon Espinoza and wife, Julieta Escobar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Highview Acres, as of record in Plat Book 2331, page 52, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 60 fronts 73.0 feet on the north margin of Foxglove Drive, and extends back between lines, 271.8 feet on the easterly line and 333.0 feet on the westerly line, to a dead line in the rear, on which it measures 139.9 feet.

Being the same property conveyed to Ella Mae Hussey by deed from Ed Turrentine and wife, Ethelyne Turrentine, of record in Book 4113, page 318, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 320 & 322 Foxglove Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of December, 2000

Ella Mae Hussey
Ella Mae Hussey