QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160111797 DEEDQC
Recvd: 12/20/16 09:44 2 pgs
Fees: 12.00 Taxes: 0.00
20161220-0133442

J-FSB-16-2079-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MT Rental Properties, LLC	NEW OWNER	
(NAME)	(NAME)	**135-12-0A-039.00-CO**
221 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	**006O-B-079.00**
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Servio T. Arias and Karinna Almodovar, husband and wife,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MT RENTAL PROPERTIES, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY and **RUTHERFORD** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

(Tract I - Also Known as 2079 Nashboro Boulevard):
A certain condominium located in Davidson County, Tennessee, being Unit No. 2079 and Garage Unit G-2079 of Nashboro Village Twelve Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominiums of record in Book 4827, Page 30, as amended in Book 6153-252 and Instrument No. 20090603-0051209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted in Plat Book 4675, Page 121; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Wesley A. Bowling, unmarried by Warranty deed from Janine Yvonne of record in Instrument No. 20031230-0183887 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on December 30, 2003. FURTHER BEING the same property conveyed to Servio Arias and Karrina Almodovar, husband and wife by Warranty deed from Wesley A. Bowling, a married man of record in Instrument No. 20160115-0004400 Register's Office for Davidson County, Tennessee, dated January 8, 2016 and recorded on January 15, 2016. The said Karrina Almodovar is one and the same as Karinna Almodovar.

(Tract II - Also known as 221 Lake Forrest Drive):
Land in Rutherford County, Tennessee, being Lot No. 1727 on the Plan of Final Plat of Lake Forest Estates, Phase Seventeen of record in Plat Book 19, Page 17, in the Register's Office for Rutherford County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Servio T. Arias, a single man by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2005-FF4, Asset-Backed Certificates, Series 2005-FF$ of record in Book 956, page 3869, Register's Office for Rutherford County, Tennessee, dated October 27, 2009 and recorded on November 03, 2009.

Servio Arias being one and the same as Servio T. Arias.

This is **improved** property known as: **2079 Nashboro Boulevard, Nashville, Tennessee 37217; and 221 Lake Forest Drive, La Vergne, TN 37086**.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 894243
Rec'd: 10.00 Instrument #: 2058603
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 12/13/2016 at 9:05 AM
Total: 12.00 in
Record Book 1531 Pgs 1762-1763

Witness ~~my~~/our hand(s) this the 08 day of DECEMBER 2016.

~~Servio T.~~ Arias

Karinna Almodovar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Servio T. Arias and Karinna Almodovar**, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 of December, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:

Servio T. Arias
221 Lake Forrest
La Vergne, TN 37086