QUITCLAIM DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30 DAY OF December 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7560 VELARDE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Zarita Velarde	Zarita Velarde	147-7-B-30.00 CO
4958 Edmondson Pike #F-30	241 Blackman Rd	147-7-B-30.00 CO
Nashville, TN 37211	Nashville TN 37211	

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

ZARITA VELARDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ZARITA VELARDE AND JUAN M. IZTURRIAGA, HUSBAND AND WIFE

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

SEE EXHIBIT "A"

This is improved property known as 4958 Edmondson Pike #F-30, Nashville, TN 37211

Witness my hand on this 30th day of December, 2016.

Zarita Velarde

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans:T20170000063 DEEDQC
Recvd: 01/03/17 09:03 2 pgs
Fees:12.00 Taxes:0.00
20170103-0000074

15-7560 VELARDE JV

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. F-30, Parcel No. 30, in Woodlea Place Townhouses, as shown by Plat of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Cash Deed for Tennessee, for The Secretary of Housing and Urban Development of Washington, D.C., as recorded on the 13th day of July, 2013 in Instrument No. 20150713-0067636, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLEA PLACE TOWNHOUSES, as recorded in Plat Book 5050, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5197, Page 544 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 5197, Page 585.

f. Rules and Regulations recorded in Book 6636, Page 970.

g. Storm Water Detention Agreement recorded in Book 10010, Page 45.