Prepared by/Return to:
Signature Title Services, LLC
7065 Moores Ln
Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2017.

Notary Public

My commission expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20170007116 DEEDQC
Recvd: 01/25/17 10:22 3 pgs
Fees:17.00 Taxes:0.00
20170125-0008062

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	
Enrique Arambula Perez	**New Owner**	**p/o 1400003000 & 1400003200**
8337 McCrory Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged , ENRIQUE ARAMBULA PEREZ , " GRANTOR(S)", by these presents, does hereby quitclaim and convey ENRIQUE ARAMBULA PEREZ , "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

TRACT ONE: Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set in the southern right-of-way of McCrory Lane, said iron pin set being the northwesterly corner of property now or formerly owned by Nabor Enrique Arambula Perez (Instrument No. 201104070027068, RODCT) and the southeasterly corner of the herein described parcel of land; thence leaving said southern right-of-way of McCrory Lane running S 39 deg. 56 min. 25 sec. W 568.82 feet to an iron pin set; thence S 46 deg. 09 min. 05 sec. W 117.86 feet to an 18" hickory tree; thence N 83 deg. 19 min. 56 sec. W, 64.02 feet to an iron pin found; thence N 66 deg. 36 min. 50 sec. W 111.83 feet to an iron pin set; thence N 38 deg. 08 min. 12 sec. E 747.24 feet to an iron pin set in the current southern right-of-way of McCrory Lane, the northeasterly corner of the herein described parcel of land; thence with said current southern right-of-way of McCrory Lane, S 51 deg. 50 min. 16 sec. E 197.09 feet to an iron pin set, the point of Beginning, containing 3.05 acres, more or less, per survey of Timothy Mark Donlan, TRLS No. 2297, 8120 Sawyer Brown Road, Suite 110A, Nashville, TN 37221, dated 1/19/17.

Being a portion of the same property conveyed to R.H. Buchanan from Roger N. Hutton by Warranty Deed dated October 6, 1960, of record in Book 3136, page 415, Register's Office for Davidson County, Tennessee. R.H. Buchanan died on or about August 10, 2007, and devised subject property to Carolyn hall Buchanan under the Last Will and Testament of R. Hutton Buchanan. Reference is made to Davidson County, Tennessee Probate file 07P-1470. Carolyn Hall conveyed her interest in subject property to Larry D. Craig, Trustee (for the express purpose of reflecting fee simple ownership of the subject property by Carolyn Hall Buchanan) who re-conveyed subject property to Carolyn Hall Buchanan by Quitclaim Deed of record in Instrument No. 20081106-0110350, Register's Office for Davidson County, Tennessee. Carolyn Hall Buchanan conveyed her interest in subject property to John Cobb Rochford, Trustee (for the express purpose of excepting parcel created in Instrument No. 20120430-0036640 from subject parcel), who re-conveyed subject property to Carolyn Hall Buchanan by Quitclaim Deed of Record in Instrument No. 20120430-0036643, said Register's Office. Carolyn Hall Buchanan died testate on or about November 25, 2015, devising subject property to Enrique Arambula Perez under the Last Will and Testament of Carolyn Sims Buchanan. Reference is made to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Number 15P-2068. Enrique Arambula Perez, Executor of the Estate of Carolyn Sims Buchanan aka Carolyn Hall Buchanan, conveyed subject property to Enrique Arambula Perez by Quitclaim Deed dated April 5, 2016, of record in Instrument No. 20160405-0032702, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Enrique Arambula Perez by quitclaim deed from Enrique Arambula Perez dated 1/24/17 of record in Instrument No. 201701240007580, Register's Office of Davidson County, Tennessee.

By way of recital, the above-described property is a portion of Tax Map/Parcel 1400003000 per the Assessor's Office of Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Tract No. 9 of the R.N. Hutton Estate as shown on a survey by G. Barry Greer, Surveyor, dated 5/15/72, described as follows:

Beginning at a point in the southwesterly margin of McCrory Lane, said point being the northeast corner of property conveyed to R.H. Buchanan by deed of record in Book 3136, Page 415, Register's Office of said County; thence leaving said margin of McCrory Lane, S 37 deg. 03 min. W 576.4 feet to a walnut tree; thence S 42 deg. 49 min. W 117.6 feet to a hickory; thence N 84 deg. 11 min. W 64.4 feet to a post; thence S 06 deg. 45 min. W 693 feet to a point; thence N 33 deg. 55 min. E 1332.80 feet to a point in the northerly margin of McCrory Lane; thence with same N 54 deg. W 210 feet to the point of beginning, containing 6.05 acres, more or less.

Being the same property conveyed to Nabor Enrique Arambula Perez by quitclaim deed from Carolyn Hall Buchanan dated 4/7/11 of record in Instrument No. 201104070027068, Register's Office of Davidson County, Tennessee. Oath is made that Nabor Enrique Arambula Perez is also known as and is one and the same person as Enrique Arambula Perez.

By way of recital, the above-described property is Tax Map/Parcel 1400003200 per the Assessor's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is unimproved property bearing the street address of O McCrory Lane, Nashville, TN 37221 (Tract One) and improved property bearing the street address of 8377 McCrory Lane, Nashville, TN 37221 (Tract Two).

The purpose of this conveyance is to create one taxable parcel comprised of Tract One and Tract Two.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 25th day of January, 2017.

ENRIQUE ARAMBULA PEREZ

ENRIQUE ARAMBULA PEREZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Enrique Arambula Perez, the within named Grantor(s), 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 at office in Brentwood, Tennessee, this 25th day of January, 2017.

My commission expires: 9/11/17

Notary Public

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON