THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

5200 Maryland Way, Suite 202

Brentwood, TN 37027

Address New Owner(s)
Nathan Magallan
87 McCall Street
Nashville, Tennessee 37211

Send Tax Bills To:
Primary Residential Mtg.
1480 N. 220 West
Salt Lake City, UT 84116

Map & Parcel Nos.:
133-04-0-045.00

BILL GARRETT, Davidson County
Trans:T20170020361 DEEDQC
Recvd: 03/09/17 10:37 2 pgs
Fees:12.00 Taxes:0.00
20170309-0023370

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Nathan Magallan and Kelleen Barnhill** ("Grantor") does hereby quitclaim and convey unto **Nathan Magallan** ("Grantees"), their 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 I, 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.

Being the same property conveyed to Nathan Magallan and Kelleen Barnhill by Warranty Deed from IRA Innovations, LLC, FBO 2302128, of record in Instrument No. 20161102-0115846, dated August 29, 2016, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 87 McCall Street, Nashville, Tennessee 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, TN 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 06 day of January, 2017

Nathan Magallan
NATHAN MAGALLAN

Kelleen Barnhill
KELLEEN BARNHILL

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $1.

AFFIANT

Subscribed and sworn to before me, this 6th day of January, 2017

NOTARY PUBLIC

My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 6th day of January ~~2016~~ 2017 JG, before me the undersigned Notary Public of the State and County, appeared **Nathan Magallan and Kelleen Barnhill**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 6th day of January ~~2016~~. 2017 JG

My Commission Expires: 8/18/18

NOTARY PUBLIC

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY