BILL GARRETT, Davidson County
Trans:T20170026411 DEEDQC
Recvd: 03/29/17 11:43 4 pgs
Fees:22.00 Taxes:0.00
20170329-0030510

Quitclaim Deed

RECORDING REQUESTED BY Rosa Mary Saddler
AND WHEN RECORDED MAIL TO:
Martin Ramon Vasquez Reyes + Rosa Mary Vasquez, Grantee(s)
1114-Clay ST.
Nash. TN. 37208
Consideration: $ 0
Property Transfer Tax: $
Assessor's Parcel No.: 81-7-599
PREPARED BY: Rosa [Saddler] Vasquez 1114-Clay ST Nash. TN. 37208 certifies herein that he or she has prepared this Deed.

Send Tax Bills to:
Martin Vasquez Reyes
Rosa Vasquez
1114-Clay ST.
Nash. TN. 37208

Rosa (Saddler) Vasquez
Signature of Preparer

3-29-2017
Date of Preparation

Rosa (Saddler) Vasquez
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on March 29, 2017 in the County of Davidson County, State of Tennessee by Grantor(s), Rosa Mary Saddler, whose post office address is 1114-Clay ST. Nash. TN. 37208, to Grantee(s), Martin Ramon Vasquez Reyes and Rosa Mary Vasquez, whose post office address is 1114-Clay ST. Nash. TN. 37208,

WITNESSETH, that the said Grantor(s), _____, for good consideration and for the sum of _____ ($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Rosa Mary Saddler
Signature of Grantor

Rosa Mary Saddler
Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Rosa (Saddler) Vazquez, **Affiant**
Subscribed and sworn before me this the
29 **Day of** March, 2017.
, **Deputy Register**

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On March 29, 2017, before me, Lasheakita Fayne, a notary public in and for said state, personally appeared, Rosa Vasquez, Martin Vasquez-Reyes

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Lasheakita Fayne

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____ (Seal)

My Commission Expires
January 8, 2019

LASHEAKITA FAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Source of Title

Box 14

BOOK 8275 PAGE 178

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Rosa M. Saddler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 1991

Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa M. Saddler (NAME)	FIDELITY FEDERAL BANK, a Federal (NAME)	Map 81-7-599
1114 Clay Street (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Metropolitan Development and Housing Agency

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa M. Saddler, Unmarried

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. 37 on the Plan of Looby Heights of record in Book 7900, page 230, said Register's Office.

Said Lot No. 37 fronts 42.28 feet on the northwesterly side of Clay Street and runs back between parallel lines 107.00 feet to a line in the rear which measures 42.28 feet thereon.

Being the same property conveyed to Metropolitan Development and Housing Agency by deed from The Metropolitan Government of Nashville and Davidson County as of record in Book 6741, page 128, said Register's Office, and by Metro Council Bill 088-562 of record in Book 7747, page 737, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 8091, Page 751,* said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

*as amended in Book 8252, page 832, and By-Laws of record in Book 8252, page 837, said Register's Office;

5295 01/14 0101 03CHECK 201.70

This is (unimproved / improved) property, known as 1114 Clay Street, Nashville, Tennessee 37208
(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 9th day of January, 19 91

Metropolitan Development and Housing Agency

By: Carleen B. Waller

Carleen B. Waller, Chair