QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170029053 DEEDQC
Recvd: 04/06/17 10:24 2 pgs
Fees: 12.00 Taxes: 0.00
20170406-0033729

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BILL J. CONTRERAS AND AMANDA CONTRERAS	**Same**	
(NAME)	(NAME)	
1227 KENMORE PLACE		**72-7-83.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BILL J. CONTRERAS AND CANDACE F. CONTRERAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BILL J. CONTRERAS AND WIFE, AMANDA CONTRERAS A/K/A AMANDA HORBACH** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 68 FEET OF LOT NO. 87 ON THE PLAN OF KENMORE PLACE AS OF RECORD IN BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 87 FRONTS 68 FEET ON THE NORTHERLY SIDE OF KENMORE PLACE (FORMERLY WARNER AVENUE) AND RUNS BACK 484.5 FEET MORE OR LESS ON THE WESTERLY LINE AND 485 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 68 FEET.

BEING THE SAME PROPERTY CONVEYED TO BILL J. CONTRERAS, MARRIED AND CANDACE F. CONTRERAS, UNMARRIED, BY WARRANTY DEED FROM CONNIE SIMPSON, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20100714-0055093 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED 25TH OF MAY, 2010.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved**

property known as **1227 KENMORE PLACE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 4 day of April, 2017.

Bill J. Contreras
BILL J. CONTRERAS

Candace Contreras
CANDACE F. CONTRERAS

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILL J. CONTRERAS**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3 day of April, 2017.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 4 day of April, 2017.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212