BILL GARRETT, Davidson County
Trans:T20170039063 DEEDQC
Recvd: 05/08/17 15:15 2 pgs
Fees:12.00 Taxes:0.00
20170508-0045620

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Maria Claudia Peralta Matthew D. Coffman 833 Russleo Dr. Nashville, TN 37209	New Owner	102-08-0-042.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hip City Homes, LLC, a Tennessee Limited Liability Company,** by these presents do hereby quitclaim and convey unto **Claudia Peralta and Matthew D. Coffman, Husband and Wife,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County TN described as:

Lot/Unit No. 33 of the Plan of Horton Heights, Section IV being recorded in Plat Book 1835, Page 129, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Hip City Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tyler Ewing and Jessica Cole, husband and wife, of record in Instrument No. 20160525-0052439, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This improved property is also known as 833 Russleo Drive, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5th day of May 2017.

Affiant

My commission expires: 7.3.17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5TH day of May, 2017.

Hip City Homes, LLC

Maria Claudia Peralta, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claudia Peralta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Hip City Homes, LLC, a Tennessee limited liability company, and the she, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5TH day of May, 2017.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017