This instrument prepared by:
Tennessee Title Services, LLC
City Park, Building Two
7000 Executive Center Drive, Suite 290
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn before me on this 28th day of July, 2017.

Notary Public
My Commission expires: 3/31/21

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20170066338 DEEDQC
Recvd: 08/02/17 10:50 2 pgs
Fees:13.00 Taxes:407.00
20170802-0078530

Address of New Owner:
Francisco Morales
1215 Coarsey Drive
Nashville, TN 37217

Send Tax Bills To:
Same as New Owner
54 Peachtree St
Nashville, TN 37210

Map-Parcel:
107-13-0-060.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

For and in consideration of the sum of Ten and NO/100 dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Farokh Fani, married, ("Grantor") do hereby grant, transfer, release, remise and forever quitclaim unto Francisco Morales, title, ("Grantees"), their heirs, and assigns, forever, their entire right, title,

and interest in and to a certain tract of land situated in Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 308, Micro Meadows Subdivision, Second Addition, as shown on plat of record in Plat Book 1424, page 112, amended in Plat Book 1780, page 246, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description thereof.

Being the same property conveyed to Farokh Fani by Special Warranty Deed from Wells Fargo Bank, N.A., Successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/n/a Norwest Bank Minnesota, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2002-3, dated 09/02/2011 and recorded 09/15/2011, of record in Instrument No. 201109150071541, in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and has never been the primary residence of the herein named Grantor, or his spouse.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 28th day of July, 2017.

GRANTOR:

FAROKH FANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Farokh Fani**, the within named Grantor, 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, at Nashville, Tennessee, this 28th day of July, 2017.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/31/21