BILL GARRETT, Davidson County
Trans:T20170070542 DEEDQC
Recvd: 08/15/17 09:24 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083466

THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 37138
From information provided by parties.
Preparer makes no warranty as to title.

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map Parcel Nos.**
Sebastin Eraga and wife, **Hanna Eraga** **2703 B Morena Street** **Nashville, TN 37208**	**Same**	**Map** **Parcel ID 0581600600**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sebastin Eraga and wife, Hanna Eraga, by these presents do hereby quitclaim and convey unto Sebastin Eraga and wife, Hanna Eraga, our successors and assigns, all right, title and interest, to be held as joint tenants with right of survivorship, in and to the following tract of land:

> Land in Davidson County, Tennessee being the south one-half of Lot No. 16 of Block DD, on the Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.
>
> Said part of said Lot fronts 50 feet on the westerly side of Cedar Circle and runs back between lines, 356.3 feet more or less on the northerly line and 297.6 feet on the southerly line to a dead line in the rear on which it measures 125.4 feet.
>
> Being the same property conveyed by E.K. Carney and son, Charles K. Carney, to Fred Leslie and wife, Mable C. Leslie, by deed of record in Book 3760, page 356, Register's Office for said County.
>
> And being a portion of the same property conveyed to Sebastin Eraga and wife, Hanna Eraga, by Special Warranty Deed dated 06/17/11, from LaSalle Bank National Association As Trustee For Securitized Asset Investments Loan Trust Mortgage Pass-Through Certificates Series 2004-4, to Sebastin

Eraga and Hanna Eraga of record in Instrument Number: 20110617-0046741. Said Special Warranty Deed was corrected by Scrivener's Affidavit dated 06/17/11 and recorded as Instrument 20110617-0046739.

This is property known as 4037 Cedar Circle, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witnessed my hand this 14th day of July, 2017.

SEBASTIN ERAGA

HANNA ERAGA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, F. Michie Gibson, Jr., a Notary Public, in and for said County and State, Sebastin Eraga and Hanna Eraga, the within named bargainors, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Old Hickory, Tennessee this 14th day of July, 2017.

F. MICHIE GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-3-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

AFFIANT

Sworn to and subscribed before me this 14th day of July, 2017.

F. MICHIE GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5-3-2021