SEND TAX BILLS TO:

Miguel Alexander Colindres &
Cesiah Elizabeth Quiej Mayen
121 Irvin Road
La Vergne, TN 37086

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

Karen Y Johnson Davidson County
Batch# 157840 DEEDQC
11/09/2018 09:59:04 AM 3 pgs
Fees: $18.00 Taxes: $88.80
20181109-0110989

Instrument No.: 20011120/0127601

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0), and other good and valuable considerations, the receipt of which is hereby acknowledged,, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Luis Alva**, hereinafter called the GRANTOR, have this day sold and by these presents do hereby transfer, convey, remise, release and forever quitclaim unto **Miguel Alexander Colindres,** and wife **Cesiah Elizabeth Quiej Mayen**, hereinafter called the **GRANTEES**, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Unit H-11 of Barcelona Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office, for a more complete identification and description of such Unit.

Being a part of the same property conveyed to Luis Alva by deed from Alex Bonner, d/b/a B & W Investments dated November 15, 2001, of record in Instrument Book 20011200127601, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is improved property known as 270 Tampa Drive, Unit H-11, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is made:

1. Subject to Real Property Taxes for 2017, a lien now due and payable. Map 133-16-0-A, Parcel 106.00CO. If improvements are completed after January 1 of any Year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2017 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to the Master Deed contained in an instrument of record in Book 6400, page 801 and amended in Book 9397, page 815 and subject to By-Laws of record in Book 9723, page 68, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details, and requirements thereof.

4. Subject to all, of those facts, conditions and limitations shown on the Plat of record in Plat Book 6400, page 839, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

~~TO HAVE AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTOR, his heirs, and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his/her heirs, and assigns, against the lawful claims of all persons whomever.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY SIGNATURE this the 3rd day of November, 2017.

Luis Alva

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the afore said state and county, the within named **Luis Alva**, with whom I am personally acquainted, and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 3rd day of November, 2017.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-29-2019
STATE OF TENNESSEE

TIMOTHY A. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 3rd day of November, 2017.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-29-2019

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.