WARRANTY DEED

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/06/05 10:35 2 pgs
Fees:13.00 Taxes:802.90
20050706-0077333

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Costelow	Realty Mortgage Corp	083-14-0-223.00
(NAME)	(NAME)	
1902 Fatherland St.	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eric Quiram, unmarried, and Ronald Quiram, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Costelow, an unmarried person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9, Block "C" Priest Home Place of record in Book 161, page 102, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric Quiram, a single person and Ronal Quiram, a married person, as joint tenants with right of survivorship, by Warranty Deed from Houston William Caldwell and Moses D. Miller, Co-Trustees of the Edward S. Caldwell and Helen M. Caldwell Revocable Living Trust and George McCormack Carney, dated September 20, 1999, of record in Book 11675, Page 607, and by Quitclaim Deed from Houston William Caldwell, individually and John Rankin and Theresa Binkley, Co-Trustees of the Edward S. Caldwell Living Trust dated April 1999, of record in Book 11697, Page 158, Register's Office for Davidson County, Tennessee.

Ronald Quiram does hereby warrant, covenant and certify that the subject property is not his homestead as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1902 Fatherland St., Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of June, 2005.

Eric Quiram

Ronald Quiram by Eric Quiram as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2005.

Commission expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Carol R Rivers

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 30th day of June, 2005, personally appeared before me, Eric Quiram, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained and who further acknowledged that he/~~she/they~~ is the "attorney-in-fact" of Ronald Quiram, and is authorized by him /~~her~~/them to execute this instrument on their behalf, as his/~~her/their~~ free act and deed.

Witness my hand, at office, this 30th day of June, 2005

My commission expires: 11/10/08

Carol R Rivers

Notary Public

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027