QUITCLAIM DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waverly Vaulx Partnership, LLC	New Owner	105-13-0-411.00 (2308 Vaulx)
(NAME) 2515 Nolensville Pike	(NAME)	105-13-0-412.00 (2310 Vaulx)
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I, **Vincent P. Messina**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waverly Vaulx Partnership, LLC**, 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:

TRACT I:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 AND THE NORTHERLY PART OF LOT NO. 12, ON THE MAP OF JOSEPH KNOWLES' SUBDIVISION OF BLOCK D IN C. D. ELLIOT'S PLAN OF RECORD IN BOOK 332, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF 9TH AVENUE SOUTH, FORMERLY KIRKMAN AVENUE, AND THE FIRST ALLEY SOUTH OF BRADFORD AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY EASTWARDLY 259 FEET TO THE WESTERLY MARGIN OF ANOTHER ALLEY; THENCE WITH THE LAST MENTIONED ALLEY SOUTHWARDLY 94 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES E. SCOBEL, JR. BY DEED FROM LILLIAN MARY BASKETT ET VIR, OF RECORD IN BOOK 587, PAGE 534, SAID REGISTER'S OFFICE; THENCE WITH SAID SCOBEY'S NORTHERLY LINE WESTWARDLY 274.7 FEET MORE OR LESS TO THE NORTHEASTERLY MARGIN OF KIRKMAN AVENUE, FORMERLY STRATFORD AVENUE; THENCE WITH SAID AVENUE NORTHWESTWARDLY 26 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF 9TH AVENUE SOUTH, THENCE WITH SAID AVENUE NORTHWARDLY 71 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VINCENT MESSINA BY WARRANTY DEED FROM VICTORY HOMEBUILDERS, LLC, RECORDED ON THE 14TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061114-0141036, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 44 FEET OF LOT NO. 12 AND THE NORTHERLY 48 FEET OF LOT NO. 13 IN JOSEPH KNOWLES' SUBDIVISION OF BLOCK "D" OF C. D. ELLIOTT'S PROPERTY, AS OF RECORD IN BOOK 332, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 12 AND 13 FRONT TOGETHER 92 FEET ON THE EASTERLY SIDE OF VAULX LANE, FORMERLY SHATFORD AVENUE, AND EXTENDS BACK 272 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 251 FEET, MORE OR LESS, ON THE SOUTHERLY LINE, TO AN ALLEY IN THE REAR ON WHICH SAID PARTS MEASURES 90 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VINCENT P. MESSINA BY WARRANTY DEED FROM INA M. MADDIX, UNMARRIED, RECORDED ON THE 13TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060913-0113248, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDQC
Recvd: 07/05/07 10:37 2 pgs
Fees:12.00 Taxes:0.00
20070705-0079903

unimproved ☐
This is improved ☒ property, known as 2308 and 2310 Vaulx Ave., Nashville, TN 37204
(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 my hand this 25th day of June, 2007.

Vincent P. Messina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vincent P. Messina, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of June, 2007.

Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

My Commission Expires: