THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09081974**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2009. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kyle Quigley and Cindy Miller 3831 West End Avenue #27 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-C 27.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beth A. LaGrange, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Quigley and Cindy Miller, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 27, 3831 CONDOMINIUM, as shown on plat of record in Plat Book 5200, Page 302, as established under Master Deed of record in Book 5699, Page 857, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed to Beth A. Lagrange by Warranty Deed from Jane Hall Ford, recorded on the 1st day of July, 2002 in Instrument No. 20020701-0078594, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3831 West End Avenue #27 Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of August, 2009.

Beth Ann LaGrange by Betsy Moran, Attorney in Fact

Beth A. LaGrange by Betsy Moran, her attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20090057582 DEEDWARR
Recvd: 08/24/09 08:58 2 pgs
Fees:13.00 Taxes:351.50
20090824-0079137

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betsy Moran,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Beth A. LaGrange,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

