File No. 110842

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110066396 DEEDWARR
Recvd: 10/24/11 13:58 2 pgs
Fees:13.00 Taxes:277.50
20111024-0082596

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/6/15
(AFFIX SEAL)

AUBORN L. HAGER, III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason & Amy Hand	Jason & Amy Hand	155-12-0-291.00
(NAME) 8277 Collins Road	(NAME) 8277 Collins Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ernest B. Quinn Jr. and wife, Martha Quinn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Hand and wife, Amy Hand, 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. 3 on the plan of Ellen's Subdivision, of record as Instrument No. 20081009-0102521, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Ernest B. Quinn, Jr. and wife, Martha Quinn by deed from Ernest B. Quinn, Jr., Trustee u/a/d April 13, 1995, the Alice S. Quinn Revocable Trust, dated March 26, 1998 and recorded on September 9, 1998 in Record Book 11105, page 884, Register's Office, Davidson County, Tennessee.

unimproved x
This is improved property, known as 8277 Collins Road, Nashville, TN 37221
(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.

File No. 110842
Witness my hand this 6th day of October, 2011.

Ernest B. Quinn Jr.

Martha Quinn

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

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

Witness my hand and official seal this 6th day of October, 2011.

Commission expires: 7/6/15

AUBORN L. PAGER, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public