BILL GARRETT, Davidson County
Trans:T20130007413 DEEDQC
Recvd: 01/28/13 12:28 3 pgs
Fees:17.00 Taxes:0.00
20130128-0008768

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22nd day of January ,

2013 (year),

by first party, Grantor, Shana Moran

whose post office address is 7570 River Road Pike, Nashville, TN. 37207

to second party, Grantee, AND SEND TAX BILLS TO Arthur L. Kramer

whose post office address is 1016 Rustic Hills Drive, Ashland City, TN 37015

WITNESSETH, That the said first party, for good consideration and for the sum of ten Dollars ($10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Parcel ID: 08900004500

Description: Lot 1 C. B. Phillips Division
Acreage: 3
Dimensions: 275x553
Document: PL-00005800 0000372

[Signatures on following page.]

SM.
Initials of First Party

AHAAAZZK

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Margaret Shaw
Signature of Witness

Shana Moran
Signature of First Party, Grantor

Margaret Shaw
Print name of Witness

Shana Moran
Print name of First Party

Erica Shaw
Signature of Witness

Signature of First Party, Grantor

Erica Shaw
Print name of Witness

Print name of First Party

STATE OF Tennessee }
COUNTY OF Williamson
On 01-28-13 before me, Stephen Collins,
appeared Shana R. Moran
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

STEPHEN COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
February 23, 2016

Affiant ____ Known ✓ Produced ID
Type of ID Drivers License
TN # 090353468
Iss. 11-04-11 Exp. 10-29-16

Arthur L. Kramer
Signature of Preparer

ARTHUR L. KRAMER
Print Name of Preparer

1016 Rustic Hills Dr., Ashland City 37015
Address of Preparer

S.M.
Initials of First Party

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10.00

Arthur L Kramer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF JAN 20 13

Deputy Register

EXHIBIT A

THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner--Shana Moran
7570 River Road Pike
Nashville, TN 37207

MAP PARCEL NUMBERS
Map & Parcel No. 89-0-45.00

Davidson County DEEDWARR
Recvd: 04/23/08 09:44 2 pgs
Fees:13.00 Taxes:902.80
[redacted]
20080423-0041370

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of March, **2008**, by and between **Arthur Kramer**, unmarried, party of the first part, and **Shana Moran, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$244,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land located in the 8th Civil District of Davidson County, Tennessee and being a portion of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee being subdivision No. 83428-G according to a survey of Perry a. Chadpdelaine, Jr. of August 17, 1973, as follows:

Tract No. 1 of the C.B. Phillips Division as of record in Plat Book 5800, page 372, R.O.D.C., Tennessee to which reference is hereby made for a more complete description containing 3 acres, more or less.

Together with conveyance of the above described tract of land, Grantor, James E. Cox, conveys and grants a legal easement upon the entire portion of tract no. 2 or C.B. Phillips Division, which at this time is reserved and is not a legal building site, for the installation of a septic tank-soil absorption system for the residents on Lot No. 1 in accordance with Board of Health agreement of September 21, 1983 and Lot No. 2 shall not become a building site at this time subject to said Board of Health agreement, as of record in Book 6245, page 236.

BEING the same property conveyed to Arthur Kramer by deed from James E. Cox, unmarried, of record in Book/Instrument No. 20070322-0034707, Register's Office, Davidson County, Tennessee, dated 3/20/07 and recorded 3/22/07.

The above referenced property is also known as 7570 River Road Pike, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 5800, page 372; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.