BILL GARRETT, Davidson County
Trans:T20130016649 DEEDQC
Recvd: 02/28/13 12:35 2 pgs
Fees:12.00 Taxes:0.00
20130228-0020045

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

Kenneth R. Buell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of ~~August, 2012~~ February, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

This instrument prepared by: Wilkins and Ivey, Attorneys
104 Woodmont Blvd., Suite 100, Nashville, TN 37205

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Kenneth R. Buell	New Owner	105-13-0-164.00
(NAME)	(NAME)	
1516 Elmwood Avenue		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Victory Home Builders, LLC, by these presents, quitclaims and conveys unto Kenneth R. Buell, all of its right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Map of the McAllister Property, of record in Book 421, Page 10, Register's Office for said County, and described according to a survey of Barge, Waggoner & Sumner, Engineers, dated January 5, 1971, as follows:

Beginning at an iron pin in the northerly margin of Lawrence Avenue, 145.4 feet west of 10th Avenue South; thence with the margin of Lawrence Avenue, North 84° 57' West, 50 feet to an iron pin; thence North 2° 38' East 150 feet to an iron pin in the southerly margin of an alley; thence with the same, South 84° 57' East 50 feet to an iron pin; thence South 2° 38' West, 150 feet to the point of beginning.

Being the same property conveyed to Victory Home Builders, LLC by Quitclaim Deed from Kenneth R. Buell, dated April 24, 2008, recorded April 28, 2008 in Instrument No. 20080428-0043318, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions and all other matters of record, including all items set out on any applicable plat of record.

This property is improved property know as 1006 Lawrence Avenue, Nashville, TN 37204.

Witness my hand this 28th day of February, 2013.

Victory Home Builders, LLC

By: Kenneth R. Buell
Kenneth R. Buell, Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth R. Buell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Director of Victory Home Builders, LLC and that he is authorized by Victory Home Builders, LLCto execute this instrument on its behalf by himself as such Managing Director..

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2013.

Diane K. Mann
Notary Public at Large

My commission expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017