This Instrument prepared by: Maria Fernanda Isaza

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Dionne C. Berry on this the 6 day of March 2013 for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Nathan Berry all ✓ right, title and interest in and to the following described real estate, to wit:

574 Joyce lane
Nashville TN 37216

BILL GARRETT, Davidson County
Trans:T20130019025 DEEDQC
Recvd: 03/08/13 09:31 2 pgs
Fees:12.00 Taxes:0.00
20130308-0023177

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 6 day of March 2013

Dionne Berry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nathan Berry & Dionne Berry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to be person(s) within named and that I executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6 day of March, 2013

MARIA F. ISAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
January 6, 2014

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Dionne Berry
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 6 day of March 2013

Notary Public

My Commission Expires:
January 6, 2014

My commission expires:

MARIA F. ISAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The following information is not a part of this Deed:

Property Address: 574 Joyce lane
Nashville TN 37216

Owner's Name and Address: Nathan Berry

Parcel Number: 06101002100

Mail Tax Bills to: 574 Joyce lane
Nashville TN 37216

My Commission Expires:
January 6, 2014

Exhibit A

RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/06/04 09:54 2pgs
Fees:13.00 Taxes:555.00
[redacted]
20040206-0014597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 150,000.00

[redacted] AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 1/10/04

NOTARY PUBLIC

COMMISSION EXPIRES: 5/30/07

ROBIN JACKSON NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: Grissim Title & Escrow, LLC 2309 Crestmoor Rd, Suite 300, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DIONNE C. BERRY NATHAN A. BERRY 574 JOYCE LANE NASHVILLE, TENNESSEE 37216	same as new owner	MAP 61-1 PARCEL 21

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ESTATE OF HELEN WIGGERS TOLLESON**

I/WE HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DIONNE C. BERRY AND NATHAN A. BERRY, WIFE AND HUSBAND**

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being in the 12th Civil District of said County, and described according to a copy of a survey made September 7, 1960 by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at a concrete monument in the south margin of Joyce Lane, at the northwest corner of Lot No. 307, Gra Mar Acres, Section II, as of record in Book 2663, page 113, thence with the west line of said Subdivision, South 2 degrees 30' West 326.07 feet to an iron stake; thence West 130.6 feet to an iron stake, in the east line of the property conveyed to A.T. Sledge as of record in Book 853, page 137, Register's Office; thence with the east line of said Sledge's property, North 2 degrees 30' East 326.22 feet to an iron stake in the south margin of Joyce Lane; thence with the margin of said Lane, South 87 degrees 26' East 130.6 feet to the point of beginning.

Being the same property conveyed to Helen W. Tolleson by Deed of record in Book 7544, Page 305, Register's Office for Davidson County, Tennessee. Helen W. Tolleson having died August 21, 2003. Said property vests in the Estate of Helen Wiggers Tolleson pursuant her Last Will and Testament as probated in the Twentieth Judicial Circuit Court of Nashville, Tennessee, Probate Division in Case # 03P-1567.

Helen Tolleson, Helen W. Tolleson and Helen Wiggers Tolleson are one in the same person.
Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 574 Joyce Lane, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: January 16, 2004

[redacted] SUCCR
Tom Knighton, Successor Executor

[redacted]

[redacted]
Norma Angell

[redacted]
Clyde Angell