WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130027847 DEEDWARR
Recvd: 04/05/13 13:30 2 pgs
Fees:13.00 Taxes:481.00
20130405-0033850

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Affiant

Subscribed and sworn to before me this 27 day of March, 2013

Notary Public Diane Ladd
My Commission expires: 10-18-16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Quiram	Jason Quiram	72-16-89
1616 Peerman Drive	1619 Holly St.	
Nashville, TN 37206	Nashville TN 37206	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William H. Smallman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Quiram and Eric Quiram**, tenants in common, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the Plan of Peerman Heights, as of record in Book 2133, Page 3, Register's Office for said County.

Said Lot No. 9 fronts 120 feet on the Northwesterly side of Peerman Drive and extends back 183.9 feet on the Southerly line and 230 feet on the Northwesterly line to a dead line in the rear, which is a broken line, on which it measures 268.8 feet.

Being the same property conveyed to William Smallman from MCC TN, LLC, Substitute Trustee, by Substitute Trustee's Deed on January 10, 2013, of record in Instrument Number 20130116-0005119, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1616 Peerman Drive, Nashville, TN 37206**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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.

WITNESS our hands this March 27, 2013.

William H. Smallman by Andy Maloney as attorney-in-fact
William H. Smallman
by Andy Maloney, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Andy Maloney, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William H. Smallman, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William H. Smallman, the bargainor(s), by the said Andy Maloney, as Attorney-in-Fact.

WITNESS my hand and seal, this 27th day of March, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

