BILL GARRETT, Davidson County
Trans:T20130070592 DEEDWARR
Recvd: 08/15/13 15:50 2 pgs
Fees:13.00 Taxes:1028.23
20130815-0086101

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 277,900.00

Affiant

Subscribed and sworn to before me, this 5th day of July, 2013.

Notary Public

My commission expires: 1/24/14

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARC E QUINN **MELINDA K QUINN**	**BANK OF AMERICA, N.A.**	081080V00100C0
509 BUCHANAN ST	**4909 Savarese Cir.**	
NASHVILLE, TN 37208	**Tampa, FL 33634**	

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 ACKNOWLEDGE, WE,

HONORABLE VENTURES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARC E QUINN and MELINDA K QUINN, husband and wife,

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 Unit A, ROW HOUSES AT BUCHANAN, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130104-0001358, amended in Instrument Number 20130110-0003418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING PART OF THE SAME PROPERTY CONVEYED TO HONORABLE VENTURES, LLC BY WARRANTY DEED FROM JOHN GOLDEN AND WIFE, MADELINE GOLDEN DATED 02/15/2013 RECORDED ON 02/19/2013 IN INSTRUMENT NO. 20130219-0016247 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

This is improved (__X__) unimproved (_____) property known as 509 BUCHANAN ST, NASHVILLE, TN 37208.

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 in 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.

Witness my/our hand(s) this 5th day of July, 2013.

Madeline Golden, Manager
HONORABLE VENTURES LLC
BY: MADELINE GOLDEN, MANAGER

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Madeline Golden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Manager of the Honorable Ventures, LLC, a limited liability company, and that as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand, at office, this 5th day of July, 2013.

Notary Public

My Commission Expires: 1/26/14

