BILL GARRETT, Davidson County
Trans:T20130083448 DEEDQC
Recvd: 09/26/13 14:50 2 pgs
Fees:17.00 Taxes:0.00
20130926-0101330

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gianikas Contractors, Inc. 309 White Bridge Road Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: Part of 09112002400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of good and valuable consideration and for the express purpose of creating a separate parcel, the undersigned, **Gianikas Contractors, Inc., as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee**, **Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 120 of Block 63 on the Plan of No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for said County and that portion of Alley No. 1218 closed by Metro Bill No. 081-619.

Said Lot No. 120 fronts 25 feet on the westerly margin of 45th Avenue North and extends back between parallel lines, along the south margin of Illinois Avenue and 110 feet to an alley.

Being a part of the same property conveyed to Gianikas Contractors, Inc. by Warranty Deed from Jannie Lois Reeves, as surviving tenant by the entireties, dated April 10, 2013 and recorded April 12, 2013 as Doc. No. 20130412-0036591, Register's Office for Davidson County, Tennessee, corrected by Affidavit of Scrivener's Error of record as Doc. No. 20130417-0038368, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is unimproved property, known as: part of 811 45th Avenue North, Nashville, TN 37209.

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Gianikas Contractors, Inc.**, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on September 25th, 2013.

Gianikas Contractors, Inc.

By: _____, President

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **John Gianikas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Gianikas Contractors, Inc, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corpration as such officer.

Witness my hand and official seal on 9/25th, 2013.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On September 25th, 2013, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $0.

Affiant

Sworn and subscribed before me on September 25th, 2013.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Wldoc: QC Deed-2 Pt QDoc