NEW OWNER:

Eric Quiram
Jason Quiram
1616 Holly Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:

New Owner

MAP 093
GROUP 04-0
PARCEL 033.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0692

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130084786 DEEDWARR
Recvd: 10/01/13 14:12 3 pgs
Fees:18.00 Taxes:185.00
20131001-0102993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Thousand and 00/100 Dollars ($50,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY SMITH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ERIC QUIRAM, a married man and JASON QUIRAM, a married man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Williams Addition to Edgefield of record in Plat Book 21, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **BEING the same property conveyed to Gregory Smith, by Quitclaim Deed from Melicent Jeter-Smith, dated July 26, 2003, and of record in Instrument No. 20040929-0117334, Register's Office for Davidson County, Tennessee.**
>
> **This is UNIMPROVED property known as 714 Shelby Ave, Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **September, 2013**.

Gregory Smith
GREGORY SMITH

Kelley L. Groover, Attorney-in-Fact
By: Kelley L. Groover, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book _____, Page _____, RODCT.
20131001010299 2

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KELLEY L. GROOVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **GREGORY SMITH**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2013.

Christy Malone-Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **50,000.00**.

Carmen Coats

AFFIANT

Sworn to and subscribed to before me 30TH day of **September, 2013**.

NOTARY PUBLIC

My commission expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016