THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130097494 DEEDWARR
Recvd: 11/15/13 11:09 2 pgs
Fees:13.00 Taxes:684.50
20131115-0118301

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Quiram and Jason Quiram 1130 McChesney Avenue Nashville, Tennessee 37216	Jason Quiram 1619 Holly St. Nashville, TN 37206	072 03 0 11

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JEFFERY S. MILLER and wife, JULIE MILLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ERIC QUIRAM and JASON QUIRAM**, as Tenants in Common, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davdison** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Lot Nos. 1 and 2 as shown on the Plat of 1130 McChesney Avenue, as of record at Instrument No. 20131025-0111287, Davidson County Register of Deeds.

Being the same property conveyed to Jeffery S. Miller and wife, Julie Miller by deed from Chris Donnell and wife, Kimberly Donnell at Instrument No. 20130506-0045174, filed on 05-06-13, Register's Office for Davidson County, Tennessee.

Note that this is the first conveyance after the approval and recording of the new plat, cited above.

This is improved property known as **1130 McChesney Avenue, 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **12th** day of **November**, **2013**:

Jeffery S. Miller

Julie Miller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY S. MILLER AND JULIE MILLER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 12th day of November, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of November, 2013:

Notary Public

My Commission Expires: 10-18-16

DIANE LADD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY