BILL GARRETT, Davidson County
Trans:T20130105020 DEEDQC
Recvd: 12/17/13 13:41 2 pgs
Fees:12.00 Taxes:0.00
20131217-0127398

Quitclaim ~~WARRANTY~~ DEED

THIS INSTRUMENT PREPARED BY Tara Carter, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Holdings 10.2, LLC** **5326 Anchorage Drive** **Nashville, Tennessee 37220**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **11812002100**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

STUART VERNER

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

HOLDINGS 10.2, LLC, a Tennessee Limited Liability Company

HEREINAFTER called the GRANTEE, his 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 Lot Nos.: 219, 220 and 221 on the Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot Nos. 219, 220 and 221 front 50 feet on the East side of Eugenia Avenue (formerly Moore Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gregory A. Heard by quitclaim deed from E. O'Neil Heard, a/k/a O'Neal Heard, of record in Instrument No.: 20010402-0031171 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Stuart Verner by warranty deed from Gregory A. Heard of record in Instrument No. 20130912-0096337 in the Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as marital property.

This is improved property known as **2614 Eugenia Avenue, Nashville, Tennessee 37211**

WITNESS MY HAND this the 12 day of Dec, 2013.

STUART VERNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **STUART VERNER** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 12th day of Dec. 2013.

RYAN SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 12th day of Dec., 2013.

RYAN SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My Commission Expires: