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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eric Quiram 1410 Holly Street Nashville, Tennessee 37206	Same as Owner	083 09 0 442.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RONALD QUIRAM**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **ERIC QUIRAM**, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 of Block "D" on the Map of the Lindsley Property, as of record in Book 2, page 92, Chancery Court as Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Quiram, unmarried and Ronald Quiram, a married man, by Quitclaim Deed from Eric Quiram, unmarried, of record in Instrument No. 200506140067784, dated 7/19/2004, Register's Office for Davidson County, Tennessee.

NOTE: This was never the residence of Ronald Quiram.

This is improved property known as **1410 Holly Street, Nashville, Tennessee 37206 .**

Witness ~~my~~ hand this 12/4/13 day of **December, 2013**:

Ronald Quiram
RONALD QUIRAM

BILL GARRETT, Davidson County
Trans:T20130106850 DEEDQC
Recvd: 12/26/13 09:57 2 pgs
Fees:12.00 Taxes:0.00

20131226-0129754

COUNTY OF FULTON

STATE OF GEORGIA

Notice to Notary: Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee. You must affix your official seal.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD QUIRAM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4 day of December, 2013:

Linda Tharp
Notary Public

My Commission Expires: March 14, 2015

LINDA THARP
NOTARY PUBLIC
Fulton County - State of Georgia
My Comm. Expires Mar. 14, 2015

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Micah A. Phillips
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2013:

Notary Public

My Commission Expires: 6-3-14

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