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

BILL GARRETT, Davidson County
Trans:T20130106850 DEEDWARR
Recvd: 12/26/13 09:58 2 pgs
Fees:13.00 Taxes:1339.40
20131226-0129755

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sam Beutler 1410 Holly Street Nashville, Tennessee 37206	New Owner	083 09 0 442.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERIC QUIRAM**, married, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **SAM BEUTLER**, unmarried, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit: * a/k/a Samuel J. Beutler, unmarried (2)

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, by Warranty Deed Thomas Alan Blackwell, II and Nancy Shelton of record in Instrument No. 20040206-0014715, dated 1/2/2004, Register's Office for Davidson County, Tennessee; further 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. Being the same property conveyed to Eric Quiram by Quitclaim Deed from Ronald Quiram of record in Instrument No.

20131226-0129754, Register's Office for Davdison County, Tennessee.

This was never the residence of the Grantor.

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

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 my hand this **10th** day of **December, 2013**:

Eric Quiram

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 **ERIC 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 or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of December, 2013:

Notary Public

My Commission Expires: 12-3-14

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $362,000.00.

Affiant

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

Notary Public

My Commission Expires: [illegible]

