BILL GARRETT, Davidson County
Trans:T20140012708 DEEDQC
Recvd: 02/24/14 13:12 2 pgs
Fees:12.00 Taxes:0.00
20140224-0015559

THIS INSTRUMENT PREPARED BY:
Amy J. Farrar
James A. Turner
HAGAN & FARRAR, PLLC
106 North Church Street
Murfreesboro, TN 37130

Sarah Cherie Beranek
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134050009
MY COMMISSION EXPIRES August 07, 2017

STATE OF Colorado
COUNTY OF Jefferson

The actual consideration for this transfer is $0.00.

Joseph William Biache, III

Subscribed and sworn to before me on this 7th day of February, 2014.

Notary Public

My Commission Expires: August 07, 2017

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Emily Kate Biache	First Horizon Home Loans	Map 073-07-0
2704 Donna Hill Drive	4000 Horizon Way	Parcel 76
Nashville, TN 37214	Irving, TX 75063	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOSEPH WILLIAM BIACHE, III** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **EMILY KATE BIACHE** (hereinafter "Grantee") and her respective heirs and assigns, a certain tract or parcel of real estate situated in Davidson County, Tennessee, which is described as follows:

Being lot No. 355 on the plan of Sunset View Subdivision, Section VI, as of record in Book 2900, Pages 54 and 55, Register's Office for Said County.

Said Lot No. 355 fronts 100 feet on the Northwesterly side of Donna Hills Drive and runs back 258.2 feet on the Southwesterly line and 227.2 feet on the northerly line to a dead line in the rear on which it measures 57.6 feet.

Being the same property conveyed to Emily K. Biache, and husband Joseph Biache III by Warranty Deed from Charles DeVier and David Jenner, dated June 21, 2007, of record June 27, 2007, Instrument No. 20070627-0076600 in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, deeds of trust, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property.

This is improved property located at 2704 Donna Hill Drive, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 7th day of February, 2014.

JOSEPH WILLIAM BIACHE, III

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH WILLIAM BIACHE, III**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: August 07, 2017

Sarah Cherie Beranek
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134050009
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