Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
2400 Crestmoor Road, Suite 104
Nashville, Tennessee 37215
(615) 298-4480

BILL GARRETT, Davidson County
Trans:T20140053555 DEEDQC
Recvd: 07/24/14 11:06 2 pgs
Fees:12.00 Taxes:0.00

20140724-0065804

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

Chris Lind
AFFIANT

Subscribed and sworn to before me this 22nd day July, 2014.

Notary Public
8.21.17

MITCHELL A. NATTS
NOTARY PUBLIC
OF
TENNESSEE
SUMNER COUNTY

Address New Owners As Follows:
Frank Grace
4205 Wallace Lane
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
71-16-328 Tract I
71-12-125 Tract II

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **VERMILLION PROPERTY & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **FRANK GRACE, JR. AND WIFE, KAROL GRACE AND ROBERT GRACE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("Grantees"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County

Said Lot No. 45 fronts 50 feet on the Northerly side of West Greenwood, formerly Edgar Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Vermillion Property Design, LLC by Warranty Deed from Sharon Pugh, et all, heirs of the Estate of Mamie W. Baker (See Affidavit of Heirship of Mamie

Baker of record in Instrument 20130820-0087584) dated August 16, 2013 and filed and filed of record in Instrument 20130820-0087591, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Victory Heights Subdivision of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the Northerly margin of Chickasaw Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Vermillion Property & Design, LLC by Special Warranty Deed from Federal National Mortgage Association, dated November 18, 2013 and filed of record in Instrument 20131126-0121334, Register's Office for Davidson County, Tennessee.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 22nd day of July, 2014.

Member

FRANK GRACE, JR., MEMBER

Karol F. Grace Member

KAROL GRACE, MEMBER

Member

ROBERT GRACE, JR., MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Frank Grace, Jr., Karol Grace and Robert Grace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Vermillion Property & Design, LLC, the within name bargainor, a limited liability company, and that they, as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members.

WITNESS my hand, at office, this 22nd day of July, 2014.

Christine L. Lind

Notary Public

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires [redacted] 9.18.17