WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/14 07:49 2 pgs
Fees:13.00 Taxes:658.60
20140801-0068647

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$178,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of July, 2014.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gerald R. Craine	Fifth Third Mortgage Company	108-12-B-164CO
3340 Quail View Drive	5001 Kingsley Drive MD: 1MOC BQ	
Nashville, TN 37214	Cincinnati, OH 45263-0170	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quick Getaway Now, LP, a Tennessee limited partnership**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gerald R. Craine, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 156 on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bill G. Quick and wife, Helen Pauline Quick from Frank Batson Homes, Inc. by Warranty Deed on June 23, 1996, of record in Book 10103, Page 555, Register's Office for Davidson County, Tennessee. Further conveyed to Pronto, L.P., a Tennessee limited partnership from Bill G. Quick and wife, Helen Pauline Quick by Quitclaim Deed on January 30, 1997, of record in Book 10356, Page 549, Register's Office for Davidson County, Tennessee. Further conveyed to Quick Getaway Now, LP, a Tennessee limited partnership from Pronto, L.P., a Tennessee limited partnership, by Quitclaim Deed on August 19, 2013, of record in Instrument Number 20130905-0093819, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 6900, Pages 577-587 and Book 7900, Page 645, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7471, page 26, amended in Book 7646, Page 142; Book 8263, Page 534; book 8271, Page 863; Book 8297, Page 380, made applicable in Book 9182, Page 786 and Book 8856, Page 361, Register's Office for Davidson County, Tennessee.
- Dedication of common area to Harborview at Cheswicke Homeowner's Association of record in Instrument Number 20020130-0013468, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Harborview at Cheswicke Association of record in Book 7522, Page 339, amended in Book 8263, Page 554, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5856, Pages 80 & 84; Book 5658, Page 984 and Book 7390, Page 270, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3340 Quail View Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 29, 2014.

Quick Getaway Now, LP, a Tennessee limited partnership

BY: _____
Jamie L. Emery, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Jamie L. Emery,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of **Quick Getaway Now, LP**, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 29th day of July, 2014.

_____ My Commission Expires: 8/9/14
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 1-6-2015
Notary's Signature

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE