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:T20140061674 DEEDQC
Recvd: 08/20/14 14:08 2 pgs
Fees:12.00 Taxes:0.00

20140820-0075942

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

Chris Lind
AFFIANT

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 24th day July, 2014.

Notary Public

My Commission Expires: 8.21.17

Address New Owners As Follows:
Vermillion Property & Design, LLC
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 **FRANK GRACE, JR. AND WIFE, KAROL GRACE AND ROBERT GRACE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("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 **VERMILLION PROPERTY & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("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.

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.

Tracts I and II: Being the same property conveyed to Frank Grace, Jr. and wife, Karol Grace and Robert Grace, as tenants in common with rights of survivorship by Quitclaim Deed from Vermillion Property Design, LLC, a Tennessee limited liability company, dated July 22, 2014, of record in Instrument 20140724-0065804, 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 24th day of July, 2014.

FRANK GRACE, JR.

KAROL GRACE

ROBERT GRACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK GRACE, JR. AND WIFE, KAROL GRACE AND ROBERT GRACE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 201[illegible].

Notary Public

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

My Commission Expires [redacted] 9.18.17