BILL GARRETT, Davidson County
Trans:T20140070084 DEEDWARR
Recvd: 09/18/14 15:38 2 pgs
Fees:13.00 Taxes:943.50
20140918-0085938

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2014. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Quiram & Jason Quiram	New Owner(s)	
1619 Holly Street		072-03-0-112.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA SUE SHREEVE, UNMARRIED, LEONARD ARNOLD, MARRIED,* AND GLYNN ARNOLD, MARRIED*, THE HEIRS AT LAW OF THE ESTATE OF ROSE ARNOLD, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC QUIRAM, A MARRIED MAN, AND JASON QUIRAM, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 184 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 184 fronts 100 feet on the Southerly side of 1132 McChesney Avenue and runs back between parallel lines with the Westerly margin of Katherine Street, 205 feet to a dead line.

Being the same property conveyed to S.E. Arnold and wife, Rose Arnold by deed from Carrie Tanksley Richardson and Frances Tanksley Baker of record in Book 4268, page 165, Register's Office for Davidson County, Tennessee, dated September 12, 1968 and recorded on September 13, 1968.

The said S.E. Arnold died June 7, 1999, leaving Rose Arnold as the surviving tenant by the entirety. The said Rose Arnold died December 19, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1132 McChesney Ave., Nashville, TN 37216.

** Grantor(s) and/or Grantor(s) spouse(s) has/have never resided in the above-described improved property.*

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2014.

The Estate of Rose Arnold, Deceased

Linda Sue Shreeve, Heir Leonard Arnold, Heir Glynn Arnold, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Sue Shreeve, Leonard Arnold, and Glynn Arnold, being all of the Heirs at Law of The Estate of Rose Arnold, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018