QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140071073 DEEDQC
Recvd: 09/23/14 10:31 2 pgs
Fees:12.00 Taxes:0.00
20140923-0087145

L-QCD-14-1102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steady Grace, LLC	**Steady Grace, LLC**	
(NAME) **1102 Forrest Avenue**	(NAME) 555 CHURCH ST. #2102	**083-09-0-125.00**
(ADDRESS) **Nashville, 37206**	(ADDRESS) NASHVILLE, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES MICHAEL BIANCO, III, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **STEADY GRACE, LLC** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 and the easterly 2.0 feet of Lot No. 23 in the Second Resubdivision of the Bransford-McWhirter Subdivision of the Allison Place of record in Plat Book 332, Page20 , in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and part of Lot No. 23 front together 47.0 feet on the south side of Forrest Avenue and run back between parallel line in a southerly direction to an alley.

Being the same property conveyed to JAMES MICHAEL BIANCO, III by Warranty Deed from Jonathan Gatlin and Elizabeth Gatlin (fka Elizabeth Jewell), husband and wife of record at Instrument No. 20131217-0127430, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1102 Forrest Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the ___ day of September, 2014.

James Michael Bianco, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MICHAEL BIANCO, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2014.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212