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**

This instrument was prepared from information provided by the parties and a title search or examination of the records was not done.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $None.

**AFFIANT**

Subscribed and sworn to before me, this 12th day December, 2014.

Notary Public

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

My Commission Expires 9.18.17

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

**Send Tax Bills To:**
New Owner

**Map-Parcel Number:**
71-12-188

BILL GARRETT, Davidson County
Trans:T20140093964 DEEDQC
Recvd: 12/16/14 10:55 2 pgs
Fees:12.00 Taxes:0.00
20141216-0114860

**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 KAROL F. GRACE, HUSBAND AND WIFE,** ("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:

Land in Davidson County, Tennessee, being Lot Number 88 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee.

Said Lot Number 88 fronts 60 feet, more or less, on the Northerly side of Oneida Avenue and runs back between line 173.8 feet, more or less, on the Westwardly line and 173.1 feet, more or less, on the Easterly line to a dead line, measuring 60 feet, more or less, thereon.

Being the same property conveyed to Vermillion Property & Design, LLC by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated November 1, 2012, of record as Instrument No. 20121105-0101858, 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 12th day of December, 2014.

**FRANK GRACE, JR., MEMBER**

**KAROL GRACE, MEMBER**

**ROBERT GRACE, 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 12th day of December, 2014.

Notary Public

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

My Commission Expires 9.18.17