Davidson County DEEDWARRSP
Recvd: 12/31/14 14:46 4 pgs
Fees:22.00 Taxes:0.00
20141231-0119415

This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 450
Duluth, GA 30097
Tel. 770-497-9100

SPECIAL WARRANTY DEED

Send tax bills to: Quantum Capital Group, LLC, 8160 Loon Lane, Grand Blanc, MI 48439
Name and address of new owner: Quantum Capital Group, LLC, 8160 Loon Lane, Grand Blanc, MI 48439
Map parcel number: 062-02-A-226.00 CO

FOR AND IN CONSIDERATION of the sum of Fifty dollars and no/100 ($50.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Britany D. Fisher-Kerns and husband, Clifford S. Kerns

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Quantum Capital Group, LLC, a Delaware limited liability company**,**

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.: 218 as shown on the map entitled River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 406 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Britany D. Fisher-Kerns and husband, Clifford S. Kerns by Quit Claim Deed recorded at Instrument # 20100716-0055684, Davidson County, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 20 day of DECEMBER, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Britany D. Fisher-Kerns

Britany D. Fisher-Kerns

Clifford S. Kerns

Clifford S. Kerns

State of Tennessee
County of DAVIDSON

Personally appears before me, a Notary Public of this County, **Britany D. Fisher-Kerns and Clifford S. Kerns**, the within names bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of December, 2014.

Carol DiGiore

Notary Public
My commission expires: July 2, 2018
(Affix Seal)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON

The actual consideration (or value, whichever is greater) for this transfer is $ 50.00

Brittany D Fisher-Kerns

AFFIANT

Subscribed and ~~sworn~~ to before me, this 20 day of December, 20 14.

NOTARY PUBLIC

My Commission Expires:

7-2-15

Property address 2905 Riverberry Dr. Nashville TN 37214

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

True Copy Certification

I, Melanie Collins , 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: Melanie Collins

State of GEORGIA
County of GWINNETT

Personally appeared before me, Timothy Murray , a notary public for this county and state, Melanie Collins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

