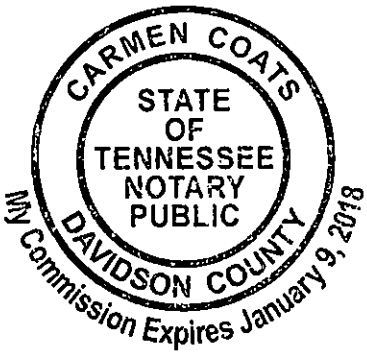


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric Quiram and Amanda Rowland Quiram 1616 Holly St. Nashville, TN 37206	Eric Quiram and Amanda Rowland Quiram 1616 Holly St. Nashville, TN 37206	061-11-0-044.00

BILL GARRETT, Davidson County
Trans:T20150013195 DEEDWARR
Recvd: 02/23/15 15:56 3 pgs
Fees:18.00 Taxes:429.20
20150223-0015572

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN M. MCNABB, WIDOWED, KAYLA B. MCNABB, MARRIED AND CHRISTOPHER W. MCNABB, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERIC QUIRAM AND AMANDA ROWLAND QUIRAM, A MARRIED COUPLE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Maplewood Manor Subdivision, of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wesley L. Smith, Marilyn K. McNabb and Calvin G. Smith, Jr., as tenants in common without rights of survivorship, by deed from Ollie S. Kelly, of record in Book 9424, page 500, dated July 9, 1994, said Register's Office.

The said Calvin G. Smith Jr. having since died intestate, on or about August 16, 2001. His estate was filed in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 02P796 and declared insolvent, his interest in the subject property was conveyed to Marilyn McNabb by deed from Deborah Chambliss, Administratrix for the Estate of Calvin Gene Smith, Jr., of record in Instrument No. 20021122-0145444, dated November 6, 2002, said Register's Office.

Wesley L. Smith conveyed his interest in the subject property to Marilyn McNabb by deed of record in Instrument No. 20021122-0145445, dated November 12, 2002, said Register's Office.

Marilyn McNabb having since died intestate on or about October 16, 2003. By operation of Law the title to the subject property passed to her husband, John M. McNabb and her children Kayla B. McNabb and Christopher W. McNabb, as evidenced by Affidavit of Heirship of record as Instrument No. 20140605-0048994 and by Affidavit of Heirship of record as Instrument No. 2015 0223 . 0015571 said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT THE RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

This improved property is known as 912 Virginia Avenue, Nashville, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 20th day of February, 2015.

John M. McNabb

Kayla B. McNabb by John M. McNabb, her Attorney-in-Fact

Kayla B. McNabb by John M. McNabb as Attorney In Fact

Christopher W. McNabb

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John M. McNabb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of February, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this 20 day of ~~December, 2014,~~ February 2015 before me personally appeared John M. McNabb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kayla B. McNabb, and who acknowledged that he executed the same as the free act and deed of Kayla B. McNabb.

Witness my hand and official seal at office, this 20 day of February, 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher W. McNabb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of February 2015.

Brandy Gomaz
Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY