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**

BILL GARRETT, Davidson County
Trans:T20150018533 DEEDQC
Recvd: 03/13/15 14:48 2 pgs
Fees:12.00 Taxes:0.00

20150313-0021909

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $None.

Karol F. Grace
**AFFIANT**

Subscribed and sworn to before me, this 31st day December, 2014.

Christine L. Lund
Notary Public

CHRISTINE L. LUND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

My Commission Expires 9-18-17

**Address New Owners As Follows:**
Vermillion Property & Design, LLC
4205 Wallace Lane
Nashville, TN 37215

**Send Tax Bills To:**
New Owner

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

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **FRANK GRACE, JR. AND KAROL F. GRACE, HUSBAND AND WIFE,** ("Grantors"), 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 **VERMILLION PROPERTY & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), 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 Frank Grace, Jr. and wife, Karol Grace by Quitclaim Deed from Vermillion Property Design, LLC, a Tennessee limited liability company, dated December 12, 2014, of record in Instrument 20141216-0114860, 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 31st day of December, 2014.

**FRANK GRACE, JR.**

**KAROL GRACE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK GRACE, JR. AND WIFE, KAROL GRACE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of December, 2014.

Notary Public

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

My Commission Expires [redacted]
9.18.17