THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 15043656**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Zach C Nies Affiant Subscribed and sworn to before me this 14 day of April, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20150037223 DEEDQC
Recvd: 05/13/15 14:11 2 pgs
Fees: 12.00 Taxes: 0.00
20150513-0044017

QUITCLAIM DEED

Address New Owner: Zachary C. Nieszczur 1900 Moran Ave. Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: 073-05-0-052.00.

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Keith J. Nieszczur and wife, Gina M. Nieszczur and Zachary C. Nieszczur** hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Zachary C. Nieszczur, unmarried** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 37, VIRGINIA MANOR, as shown on plat of record in Plat Book 1835, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keith J. Nieszczur and wife, Gina M. Nieszczur and Zachary C. Nieszczur by Warranty Deed from Harry L. Reavis, unmarried, recorded on the 21st day of December, 2005 in Instrument No. 20051221-0152816, as re-recorded at Instrument No. 20060316-0030199, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1900 Moran Avenue Nashville, TN 37216

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2015 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of April, 2015.

Keith J. Nieszczur

Gina M. Nieszczur

Zachary C. Nieszczur

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith J. Nieszczur, Gina M. Nieszczur, and Zachary C. Nieszczur**, 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 24th day of April 2015.

Notary Public

My Commission Expires: 12/1/2018

JERI HARRIS CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY