Davidson County DEEDQC
Recvd: 08/11/15 08:42 6 pgs
Fees:32.00 Taxes:0.00
20150811-0080037

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BENJAMIN JAMES GRADY
LEONORE GRADY
929 GRANADA AVENUE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

BENJAMIN JAMES GRADY
LEONORE GRADY
929 GRANADA AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LEONORE GRADY, formerly known as LEONORE AUGUSTIN, a married woman, joined by her spouse, BENJAMIN JAMES GRADY (herein, "Grantor"), whose address is 929 Granada Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to BENJAMIN JAMES GRADY and LEONORE GRADY, husband and wife, as joint tenants with rights of survivorship (herein, "Grantee"), whose address is 929 Granada Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 929 Granada Avenue, Nashville, TN 37206

WITNESS my hand and seal this 5th day of August, 2015.

PIN NO: 083 01 0 127.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Leonore Grady formerly known as Leonore Augustin

Leonore Grady, formerly known as Leonore Augustin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Leonore Grady, formerly known as Leonore Augustin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2015.

[Affix Notary Seal]

Carol B. Christian

SIGNATURE OF NOTARY PUBLIC

My commission expires: 2/28/2016

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR:

Benjamin James Grady

Benjamin James Grady

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Benjamin James Grady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2015.

[Affix Notary Seal]

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/28/2016

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 9.99.

GRANTEE

Grantee signature Benjamin James Grady
Benjamin James Grady

Subscribed and sworn to under oath before me, this 5th day of August, 2015.

Carol B. Chrisman
SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/28/2016

[Affix Notary Seal]

CAROL B. CHRISMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 10 FEET OF LOT NO. 30 WAND THE EASTERLY 45 FEET OF LOT NUMBER 32 ON THE PLAN OF W. H. HYRONEMUS ADDITION, OF RECORD IN BOOK 161, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY FRONTS TOGETHER 55 FEET ON THE NORTHERLY MARGIN OF GRANADA AVENUE, FORMERLY BAILEY AVENUE, AND EXTENDS BACK BETWEEN PARALLEL TINES 168 FEET TO AN ALLEY.

Parcel ID: 083-01-0-127.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20050928-0116635 on September 28, 2005.

PIN NO: 083 01 0 127.00

STREET ADDRESS: 929 Granada Avenue, Nashville, TN 37206

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY