This Instrument Prepared by:
MARK D. BOLES, SR.
Attorney at Law
Attorneys Land Title Company
123-A Center Pointe Drive
Clarksville, TN 37040

New Property Owner-Name and Address
Tracy Guarino
30 Bancroft Pl
Nashville, TN 37215

Tax Map/Parcel: **Map 144 Parcel 54**
Map 144 Parcel 55

BILL GARRETT, Davidson County
Trans:T20150109972 DEEDQC
Recvd: 12/30/15 11:01 2 pgs
Fees:12.00 Taxes:0.00
20151230-0131024

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, I, **JOSEPH D. CALABRACE, Grantor(s)** transfer and convey by QUIT CLAIM unto **TRACY GUARINO, Grantee(s)**, her heirs, successors and assigns forever, all of the right, title, and interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows:

TRACT 1: Map 144 Parcel 54

A certain tract or parcel of land in Davidson County, State of Tennessee, lying in the 7th Civil District of said County, and described partly according to a plat prepared by William Collier Parrish Associates, Engineers, December 21, 1954, as follows:

Beginning at a post near an elm and hickory, in the west line of the Porter property, in the east line of the Flanery property, at the northwest corner of this tract, in a fence line; thence along said fence, along Flanery's new east line, and along the easterly line of the Hassenfeld property, as follows: South 4 degrees 45' east 272.5 feet to a post, south 21° 45' east 67.5 feet to a post at a locust tree, south 2° west 162 feet to a post at a gate, south 0 degrees 40' west 381 feet to an iron pin in a fence in the north line of the Roland property; thence with Roland's line, along a fence, south 57 degrees east 315 feet to a post in a fence, in Porter's line; thence with Porter's line as follows: North 27° 30' east 227 feet to a locust post, north 8° 30' east 590 feet to a post, north 62° west, along a fence, 550 feet to the beginning, containing 7.7 acres, more or less.

Together with a right-of-way 20 feet in width along the north and east lines of the Flanery property, which right-of-way is described as follows:

Beginning at a point, being the point of beginning of the tract above described and running thence north 4° 45' west 125 feet to a post in the south line of the Werthan property; thence with Werthan's south line, north 70° west, along a fence, 1168 feet to the center line of Hillsboro Road; thence with the center line of same, southwestwardly 20 feet to a point; thence south 70° east 1168 feet to a point; thence south 4 degrees 45' east 125 feet to a point; thence south 70° east 20 feet more or less, to a point in the westerly line of the land above described; thence with the westerly line of same, north 4° 45' west 20 feet, more or less, to the beginning.

TRACT 2: Map 144 Parcel 55

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 31, 1940, as follows:

Beginning at a point in the center of the Hillsboro Turnpike, the northwest corner of a tract of land conveyed to Hugh W. Stallworth and wife, by deed from W. A. Byrn and wife, as of record in Book 1081, page 508, Register's Office for said County; thence with the center line of the Hillsboro Road, north 20° 30' east 418 feet; thence south 71° 45' east 1429 feet; thence south 0 degrees 30' east 385 feet to a fence corner in the north line of the Rowland property; thence with Rowland's north line north 58° west 303 feet; thence south 15° west 101 feet to an iron pin and hackberry; thence north 71 degrees 45' west 1270 feet to the center of Hillsboro Road, the point of beginning, containing 13.75 acres, more or less.

This being the same property conveyed to Joseph D. Calabrace by Quitclaim Deed from Roventi, LLC, a Tennessee Limited Liability Company on 10/28/2015 and recorded on 10/29/2015 in Instrument No. 20151029-0110046, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5840 Hillsboro Pike Nashville, TN 37215**

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THE PROPERTY DESCRIPTION HEREIN WAS FURNISHED BY GRANTEE AND IS NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THIS DEED.

THE ATTORNEY PREPARING THIS DEED IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064(E) OR OTHER APPLICABLE LAW(S).

IN WITNESS WHEREOF, Grantor(s) have hereunto affixed **Grantor(s)** signature on this the 22nd day of December 2015.

JOSEPH D. CALABRACE

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Before me, the undersigned Notary Public of Montgomery County, Tennessee, personally appeared: **Joseph D. Calabrace**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence his identity) and who acknowledged that he executed the foregoing instrument and that the execution of same was his free act and deed for the purposes contained therein.

WITNESS MY HAND AND SEAL, this the 22nd day of December 2015.

Mark D. Boles, Sr. **NOTARY PUBLIC**

MARK D. BOLES, SR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 7/17/2018

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee,** after being duly sworn, makes oath that the actual consideration for this transfer or the value of the interest in the property transferred, whichever is greater, is **$0.00**

AFFIANT

SWORN AND SUBSCRIBED BEFORE ME, this the 22nd day of December 2015.

Mark D. Boles, Sr. **NOTARY PUBLIC**

MARK D. BOLES, SR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 7/17/2018