RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167
VT160100006A

Davidson County DEEDQC
Recvd: 01/20/16 11:47 3 pgs
Fees:17.00 Taxes:0.00
20160120-0005751

QUIT CLAIM DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Christine Partch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, STE. 203, SMYRNA, TN 37167

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Partch and Christine Partch **13891 Old Hickory Blvd.** **Antioch, TN 37013**	**SAME**	**182-43**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN J. GRANAHAN AND WIFE, BONNIE RHODES GRANAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

JASON PARTCH AND CHRISTINE PARTCH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988 and known as Job No. 87-667, more particularly described as follows:

Beginning at an iron in set on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being north 83 deg. 24' 24" west 300 feet from the northwest corner of the W. G. Randles property of record in Book 6421, page 532, Register's Office for Davidson County, Tennessee, thence leaving the margin of Old Hickory Boulevard south 05 deg. 18' 04" west 1184.99 feet to an iron pin set in the line of the Roy L. Hill property of record in Book 2878, page 605, said Register's Office; thence with Hill's line north 53 deg. 29' 52" west 360.14 feet to an iron pin; thence leaving Hill's line north 14 deg. 45'16" east 885.01 feet to an iron pin; thence north 10 deg. 56' 33" east 129.44 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of said Old Hickory Boulevard, south 83 deg. 24' 24" east 150.00 feet to the point of beginning, containing 5.84 acres, more or less.

Being the same property conveyed to John J. Granahan and wife, Bonnie Rhodes Granahan by Warranty Deed from The McClanahan Family Grantor Trust, Thomas E. McClanahan and Arminta L. McClanahan, Co-Trustees, of record in Instrument Number 20070801-0091255, Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is unimproved (X) property known as 0 Old Hickory Blvd., Antioch, TN 37013

Witness our hands this 19th day of January, 2016.

John J. Granahan

Bonnie Rhodes Granahan

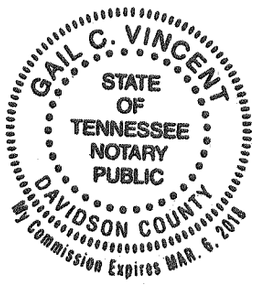
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Granahan and Bonnie Rhodes Granahan the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 19th day of January, 2016.

Commission Expires:_____

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

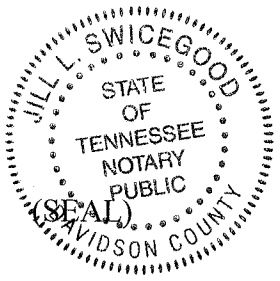
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018