WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$96,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 21st day of April, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Quiet Capital, LLC	New Owner	Map 082-03-0 Parcel 403.00
1585 Mallory Lane #202		
Brentwood, TN 37027-3035	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Burnis L. Bandy, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Quiet Capital, LLC, a Tennessee limited liability company,** it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.M. Eatherly's Addition to Nashville, of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly margin of Vaughn Street or Vaughn Avenue and extends back southwardly between parallel lines 173 feet to an alley.

Being the same property conveyed to Charles Joseph Bandy and wife, Burnis Bandy from Johnny R. Burroughs and wife, Linda M. Burroughs by Warranty Deed on July 27, 1994, of record in Book 9421, Page 170, Register's Office for Davidson County, Tennessee. Divorce Decree of record in Book 11155, Page 167, stating said property shall be divested from Mr. Bandy, and reinvested in Mrs. Bandy free and clear of the Husband's Interest. Further conveyed to Burnis L. Bandy from Charles Joseph Bandy by QuitClaim Deed October 12, 1998, of record in Book 11155, Page 180, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **328 Vaughn Street, Nashville, TN 37207**

Davidson County DEEDWARR
Recvd: 04/22/16 14:57 2 pgs
Fees:13.00 Taxes:355.20
20160422-0039475

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this April 21, 2016.

Burnis L. Bandy

Burnis L. Bandy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Burnis L. Bandy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 21, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.