SHANNON A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF Tennessee
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: September 18, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY W. BIANUCCI, ET AL	**SAME**	**090-16-0-086.00**
(NAME) **21014 CISCO LANE**	(NAME)	
(ADDRESS) **LEESBURG, VA 20175**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160038585 DEEDQC
Recvd: 05/09/16 15:25 2 pgs
Fees: 12.00 Taxes: 0.00
20160509-0045992

QUITCLAIM DEED

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, GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **GARY W. BIANUCCI AND WIFE, BARBARA A. BIANUCCI AND EDWARD D. DEFORD,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Charlotte Park, Section III, as of record in Plat Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 212 fronts 62 feet on the northerly side of Henry Ford Drive and extends back 107.5 feet on the westerly line and 136.5 feet on the easterly line to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Gary W. Bianucci and wife, Barbara A. Bianucci from Virginia Collins Snyder, Daniel Franklin Collins, Devisees under the Last Will and Testament of Ms. Joe Lena Collins, deceased, and Treva O. Collins, Harold Allen Collins, Karin Collins Fallon, and Belinda Ann Collins, being all the heirs at law of Harold Edward Collins, deceased, by deed dated August 28, 2013, of record in Instrument No. 20130829-0091508, Register's Office for Davidson County, Tennessee.

This conveyance is matters shown on the Plan of record in Plat Book 2663, page 70: Agreement by and between Consolidated Development, Inc. and the City of Nashville, of record in Book 2593, page 566; and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **6212 HENRY FORD DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 5th day of May, 2016.

GARY W. BIANUCCI

BARBARA A. BIANUCCI

STATE OF VIRGINIA
COUNTY OF Loudoun

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GARY W. BIANUCCI AND BARBARA A. BIANUCCI,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of May, 2016.

My Commission Expires: 10/31/19

Notary Public

HALEY VERONICA SCILLA
NOTARY PUBLIC
REG # 7646348
MY COMMISSION EXPIRES
10/31/2019
COMMONWEALTH OF VIRGINIA