BILL GARRETT, Davidson County
Trans:T20160077565 DEEDWARR
Recvd: 09/06/16 09:25 2 pgs
Fees:13.00 Taxes:832.50
20160906-0093036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2016

NOTARY PUBLIC

My Commission Expires: 5/23/18

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste. 130, Nashville, TN. 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Eric Quiram and Jason Quiram 1619 Holly Street Nashville, TN 37206	SAME AS MAIL TO	082-08-0-064.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ANDREW G. RUCKER SR. AND SARAH V. P. RUCKER, A MARRIED COUPLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERIC QUIRAM AND JASON QUIRAM

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 and the easterly ten feet of Lot No. 73 on Map of Bransford Realty Company's Subdivision of the McWhirter Tract & Love-McFerrin Tract of record in Book 421 at page 52, in the Register's Office of Davidson County, Tennessee, the said Lot No. 74 and part of Lot No. 73 adjoining and fronting and fronting together fifty feet on the northerly side of Marina Street extending back between parallel lines along the westerly margin of an alley 150 feet to another 12' alley in the rear.

Being the same property conveyed to ANDREW G. RUCKER SR. AND SARAH V. P. RUCKER, A MARRIED COUPLE, by deed from LEON TYUS AND SONYA TYUS, A MARRIED COUPLE, of record in Instrument No. 20060717-0085731, dated June 29, 2006, said Register's Office.

This improved property is known as 823 Marina Street, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 31 day of August, 2016.

Andrew G. Rucker Sr.

Sarah V. P. Rucker

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Andrew G. Rucker Sr. and Sarah V. P. Rucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August, 16.

Notary Public

My commission expires: 11-6-17

STATE OF TENNESSEE NOTARY PUBLIC JEFF SHOULDERS DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2017