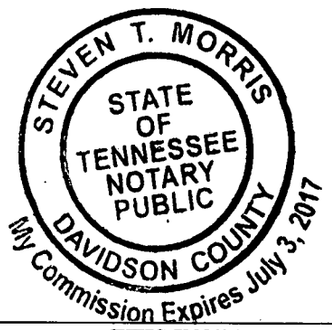
BILL GARRETT, Davidson County
Trans:T20160102477 DEEDWARR
Recvd: 11/18/16 15:48 2 pgs
Fees:13.00 Taxes:1535.50
20161118-0122173

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 15th day of November, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric M. Quiram Jason A. Quiram		043100A01200 Unit A-2 043100A01300 Unit A-4 043100A02500 Unit A-5 043100A01000 Unit A-6 043100A02200 Unit A-7 043100A02100Unit A-13 043100A01800 Unit A-15 043100A0500 Unit A-20 043100A0500 Unit A-22 043100A00300Unit A-24 043100A04100 Unit B-35
1619 Holly St.	New Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICHOLAS BUDA, UNMARRIED AND ASHLEY BOSSHART, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC M. QUIRAM AND JASON A. QUIRAM**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium Unit in Davidson County, Tennessee, being Unit No. A-2, A-4, A-5, A-6, A-7, A-13, A-15, A-20, A-22, A-24, and B-35 on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended in Book 8014, page 416, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 through 182, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to SCKC, LLC by Warranty deed from C.W. Langford and wife, Lane Langford of record in Instrument No. 20080812-0082776 Register's Office for Davidson County, Tennessee, dated August 6, 2008 and recorded on August 12, 2008.

Being also known as 555 North Dupont Avenue Apt. A-7 Madison, TN 37115.Being the same property conveyed to Properties Investment Group, LLC, a Tennessee limited liability company by Quitclaim deed from Prosperity, a Tennessee General Partnership of record in Instrument No. 20091021-0097398 Register's Office for Davidson County, Tennessee, dated July 15, 2009 and recorded on October 21, 2009.

Being the same property conveyed to Nicholas Buda, a single man and Ashley Bosshart, a single woman by Warranty deed from SCKC, LLC, on its own behalf and as the successor by merger of Properties Investor Group, LLC of record in Instrument No. 20151105-0113049 Register's Office for Davidson County, Tennessee, dated November 2, 2015 and recorded on November 5, 2015.

Being the same property conveyed to Nicholas Buda and Ashley Bosshart, both unmarried by Quitclaim deed from Nicholas Buda, a single man and Ashley Bosshart, a single woman of record in Instrument No. 20151105-0113050 Register's Office for Davidson County, Tennessee, dated November 2, 2015 and recorded on November 5, 2015.

Being the same property conveyed to Nicholas Buda, an unmarried man by Quitclaim deed from Nicholas Buda, a single man and Ashley Bosshart of record in Instrument No. 20151105-0113053 Register's Office for Davidson County, Tennessee, dated November 3, 2015 and recorded on November 5, 2015.

Being the same property conveyed to Ashley Bosshart, an unmarried woman by Quitclaim deed from Nicholas Buda, a single man and Ashley Bosshart, a single woman of record in Instrument No. 20151105-0113056 Register's Office for Davidson County, Tennessee, dated November 4, 2015 and recorded on November 5, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as part of 555 North Dupont, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of November, 2016.

Nicholas Buda

Ashley Bosshart

Ashley Bosshart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Buda and Ashley Bosshart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of November, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017