BILL GARRETT, Davidson County
Trans:T20170007789 DEEDQC
Recvd: 01/26/17 15:17 2 pgs
Fees:12.00 Taxes:0.00



20170126-0008747

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Steady Grace, LLC Sarah Mari Simon MBR 1712 Long Ave. Nashville, TN 37206	New Owner	061-02-0-011.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jim Bianco,** by these presents do hereby quitclaim and convey unto **Steady Grace, LLC,** a Tennessee Limited Liability Company, his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section 7, Gra-Mar Acres of record in Plat Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215 fronts 85 feet on the Northerly margin of Marswen Drive and extends back between lines 213.4 feet on the Easterly line and 216.2 feet on the Westerly line to a dead line in the rear, measuring 109 feet thereon.

Being the same property conveyed to Jim Bianco, by Warranty Deed from Ruth H. Warren, an unmarried woman, of record in Instrument No. 20161011-0107568 in the Register's Office for Davidson County, Tennessee, dated October 7, 2016 and recorded October 11, 2016.

This is improved property also known as 703 Marswen Drive, Nashville, TN 37216.

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Notary Public
State of Washington
TEDDY T YI
MY COMMISSION EXPIRES
April 21, 2019

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23 day of January 2017.

Affiant

My commission expires: 4/21/2019 (Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of September, 2016.

Jim Bianco

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Bianco, with whom I/We 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 the 23 day of January, 2017.

Notary Public

My Commission Expires: 04/21/2019

Notary Public
State of Washington
TEDDY T YI
MY COMMISSION EXPIRES
April 21, 2019