This Instrument Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County DEEDQC
Recvd: 05/18/17 09:42 2 pgs
Fees:12.00 Taxes:0.00
20170518-0049290

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Brown Andrew Biles, also known as Andrew B. Biles,** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Andrew B. Biles , and Vanessa Biles, as joint tenants with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Lot No. 343 on the Plan of Bordeaux Hills, Section 2, of record in Book 3600, Page 7, Register's Office for said County.

SAID Lot No. 343 fronts 67 feet on the westerly side of Holland Land and extends back 155.0 feet on the northerly line and 135.0 feet on the southerly line, to a deadline in the rear, measuring 45.3 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Book 5319, Page 393 in said Register's Office. William Bluing having since died on May 30, 1988, Helen L. Bluing having since died on December 10, 2010, and Tommy Biles having since died on August 10, 1999, leaving Brown Andrew Biles as sole owner of said property.

IN TESTIMONY WHEREOF I have executed this instrument the 18 day of **May, 2017.**

Brown Andrew Biles By Joshua Jermaine Buford Attorney-in-fact

Brown Andrew Biles by Joshua Jermaine Buford, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of May, 2017, before me personally appeared **Joshua Jermaine Buford,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Brown Andrew Biles**, and who acknowledged that he executed the same as the free act and deed of **Brown Andrew Biles.**

WITNESS my hand and official seal at office this 18 day of May, 2017.

Ashlee D. Page
Notary Public
My Commission Expires: 4/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Joshua Jermaine Buford, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Brown Andrew Biles**, the principal.

This 18 day of May, 2017.

Joshua Jermaine Buford

Sworn to and subscribed before me by **Joshua Jermaine Buford** this 18 day of May, 2017.

Notary Public
My Commission Expires 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 18 day of **May, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **3205 Holland Lane**
Nashville, TN 37218

TAX PARCEL NO.: **08008040000**

PROPERTY OWNER: **Andrew B. Biles and Vanessa Biles**
OWNER'S ADDRESS: **3205 Holland Lane**
Nashville, TN 37218

MAIL TAX BILLS TO: Owner at Property Address

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019