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

Davidson County DEEDQC
Recvd: 06/01/17 11:15 2 pgs
Fees:12.00 Taxes:0.00
20170601-0054428

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, **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 Joshua Jermaine Buford, with full rights of survivorship,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 19 of Block "BB" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 34, Register's Office for said County. Said lot No. 19 fronts 73 feet on the easterly side of Meadow Road and suns back between parallel lines 200 feet to a dead line.

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 Cash Deed for Tennessee of record at Instrument Number **20130729-0078394** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 26 day of **May, 2017.**

Andrew B. Biles by Vanessa Biles, attorney in fact

Andrew B. Biles by Vanessa Biles, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of May, 2017, before me personally appeared Vanessa Biles, 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 Andrew B Biles, and who acknowledged that he executed the same as the free act and deed of Andrew B Biles.

WITNESS my hand and official seal at office this 26 day of May, 2017.

Ashlee D. Page

Notary Public
My Commission Expires: 9/7/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Vanessa Biles, 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 Andrew B Biles, the principal.

This 26 day of May, 2017.

Vanessa Biles

Vanessa Biles

Sworn to and subscribed before me by Vanessa Biles this 26 day of May, 2017.

Ashlee D. Page

Notary Public
My Commission Expires 9/7/18

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 26 day of **May, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-10-20

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **4014 Meadow Rd.**
Nashville, TN 37218

TAX PARCEL NO.: **05816003900**

PROPERTY OWNER: **Andrew B. Biles and Joshua Jermaine Buford**
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 an 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