Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $506,000.00. Affiant Subscribed and sworn to before me, this the 13th day of July, 2017. Notary Public My commission expires: 5/3/21

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:
Paul J. Anderson Jr. Rachel A. Anderson	GUARANTY TRUST COMPANY	
3609 Katherine St.	316 ROBERT ROSE DR.	072-03-0-393.00
Nashville, TN 37216	MURFREESBORO, TN 37129	

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, **ERIC QUIRAM, A MARRIED MAN*, AND JASON QUIRAM, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL J. ANDERSON JR. AND RACHEL A. ANDERSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Final Plat of a Portion of Lot 184, Inglewood Place of record in Plat Book 20160523-0051301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eric Quiram, a married man and Jason Quiram, a married man by Warranty deed from Linda Sue Shreeve, unmarried, Leonard Arnold, married, and Glynn Arnold, married, The Heirs at Law of The Estate of Rose Arnold, deceased of record in Instrument No. 20140918-0085938 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 18, 2014.

* Grantors are married but property is an investment and has never been a residence of the grantors or their spouses.

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 3609 Katherine St., Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans: T20170062835 DEEDWARR
Recvd: 07/21/17 15:22 2 pgs
Fees: 13.00 Taxes: 1872.20
20170721-0074154

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 13th day of July, 2017.

Eric Quiram by Steven T. Morris
his attorney-in-fact

Jason Quiram by Steven T. Morris
his attorney-in-fact

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 Steven T. Morris, as attorney in fact for Eric Quiram and Jason Quiram, 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 13th day of July, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public