ADDRESS NEW OWNER AS:
Eric M/ Quiram
1616 Holly St.
Nashville, TN 37206

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

SEND TAX BILLS TO:
New Owner

Map/Parcel 083-03-0-113.00

Bill Garrett Davidson County
Batch# 94469 DEEDWARR
05/18/2018 03:21:32 PM 2 pgs
Fees: $13.00 Taxes: $1,733.82
20180518-0047990

THIS DEED OF CONVEYANCE, executed and delivered by **LAWRENCE PENICK**, unmarried, hereinafter called the Grantor, to **JASON ANDREW QUIRAM**, married, and **ERIC M. QUIRAM**, married, as tenants in common, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1:
Being Lot No. 3 on the Map of R. L. Scobey of M. N. Young's plan of part of the northwest part of Lot No. 60 on the plan of Brownsville, of record in Book 21, page 9, which re-subdivision is not of record and which lot is described according to a survey made by Pete Meyer, Surveyor, March 11, 1946, as follows:

Beginning at a point in the easterly margin of Porter Road at the corner of Lot Nos. 2 and 3, being 220 feet north of the north margin of Creighton Avenue; thence with the line between said lots, easterly 192 feet to a point which is North 12 deg. 30' East 220 feet from the north margin of Creighton Avenue; thence North 12 deg. 30' East 60 feet to the corner of Lots No. 3 and 4; thence with the line between said lots westerly 184 feet to the east margin of Porter Road; thence with the margin of the same South (erroneously omitted from prior deed) 19 deg. West 60 feet to the beginning.

Tract 2: Being part of the northwest part of Lot No. 60 on the Plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, and being known as Lots No. 1 & 2 on an unrecorded map of said property for R. L. Scobey, and described according to a copy of a survey made March 11, 1946, by Pete Meyer, Surveyor, as follows:

Beginning at a point in the east margin of Porter Road 100 feet north of the north margin of Creighton Avenue; thence with the easterly margin of Porter Road, northerly 120 feet to a point, the corner of Lots No. 2 and 3, on said unrecorded plan; thence with the line between said lots, easterly 192 feet to a point; thence South 12 deg. 30' west 120 feet to a point which is 100 feet north of the north margin of Creighton Avenue; thence westerly 204 feet to the beginning.

EASEMENT: This conveyance is made subject to that easement for sanitary sewers and/or drainage improvements, together with access thereto as described in Instrument recorded in Book 4125, Page 473, Register's Office for Davidson County, Tennessee.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the plat of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Tract 1 being that property conveyed to Lawrence Penick, unmarried, by deed from Joan E. Jones, unmarried, of record in Book 10561, page 698, Register's Office for Davidson County, Tennessee.

Tract 2 being that property conveyed to Lawrence Penick, unmarried, by deed from Joan E. Jones, unmarried, of record in Instrument No.20180315-0024688, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

Lawrence Penick
LAWRENCE PENICK

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Penick** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of May, 2018.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$468,600.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 16TH day of MAY, 2018.

My Commission Expires: CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

NOTARY PUBLIC/Register