Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 144 16 0 002.00

Karen Johnson Davidson County
Batch# 243297 DEEDQC
06/14/2019 08:46:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190614-0057178

QUIT CLAIM DEED

Property Address & New Owner:
GRANCO PROPERTIES, LLC
1931 Otter Creek Road
Nashville, TN 37215

Mail Tax Statement to:
Granco Properties, LLC
c/o Brian D. Waller
5501 Virginia Way, Suite 120
Brentwood, TN 37027

The GRANTOR, **BRIAN D. WALLER, a married man,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby convey and quit claim all his right, title and interest the below-described property to:

GRANCO PROPERTIES, LLC,
A Tennessee Limited Liability Company

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 406 of the Hillsboro Park Subdivision, Section V, of record in Book 2663, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to BRIAN D. WALLER, a married man, by Warranty Deed of record at Instrument No. 20190402-0029730 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK SUBDIVISION, SECTION V, as

recorded in Plat Book 2663, Page(s) 45.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237, Amended in Book 2603, Page 440, Book 2742, Page 393, Book 3836, Page 620, Book 4169, Page 719, Book 4207, Page 397 and Book 10357, Page 940.

Easement for Sewer/Storm Drainage, recorded in Book 7853, Page 79.

This is improved property located at 1931 Otter Creek Road, Nashville, TN 37215.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 6 day of June, 2019, by the undersigned.

B Waller

BRIAN D. WALLER

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **BRIAN D. WALLER,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 6 day of June, 2019.

Darlene Greer

NOTARY PUBLIC

My Commission Expires: 6-26-22

DARLENE GREER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2022

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(4).

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

B Wall

AFFIANT

Subscribed and sworn to before me this 6 day of June, 2019.

Darlene Greer

NOTARY PUBLIC

My Commission Expires: 6-26-22

