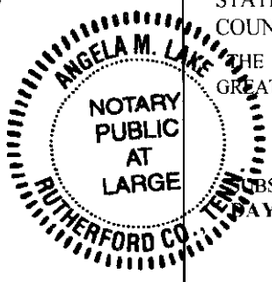
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/03 08:25 2 pgs
Fees:13.00 Taxes:565.73

20031217-0179819



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Quarles	**Pulte Mortgage Corp.**	**163-1-29**
(NAME)	(NAME)	
4121 Highlander Court	**6061 S. Willow Drive, Suite 300**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Greenwood Village, CO 80111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tiffni E. Jensen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Quarles, married**, HEREINAFTER CALLED THE GRANTEES, 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. 30 on the Plan of Hickory Highland Place, Phase I of record in. Plat Book 9700, Page 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Tiffni E. Jensen** by deed of record in Book 10648, Page 148, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Tiffni E. Jensen by Eugene Workman as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20031217-0179818, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4121 Highlander Court, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of December, 2003.

Tiffni E. Jensen by Eugene Workman atty in fact
Tiffni E. Jensen

State of Tennessee County of Davidson

On this 4th day of December, 2003 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Tiffni E. Jensen, and acknowledged that she executed the same as the free act and deed of the said Tiffni E. Jensen, through Power of Attorney granted Eugene Workmna, by the said Tiffni E. Jensen.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.