WARRANTY DEED

R-VRES-11-1622

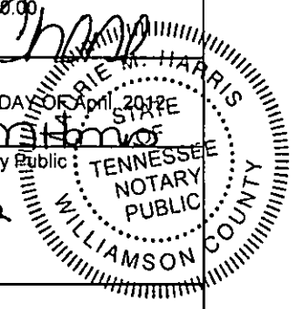
STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2012

Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Evers	PrimeLending, A PlainsCapital Company	
1622 Boscobel Street (ADDRESS)	18111 Preston Road, Ste. 900 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	83-14-295.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ADAM QUAGLIANO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW EVERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EASTERLY 32.50 FEET OF LOT NO. 341 ON THE PLAN OF EDGEFIELD LAND COMPANY'S SECOND SUBDIVISION, AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 152, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID PART OF SAID LOT FRONTS 32.5 FEET ON THE EASTERLY SIDE OF BOSCOBEL STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF AN ALLEY 122 FEET TO ANOTHER IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ADAM QUAGLIANO BY WARRANTY DEED FROM CHADWICK PERRY, A MARRIED MAN, RECORDED ON THE 22ND DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070222-0021935, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 152 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

SAID PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF SPOUSE OF ADAM QUAGLIANO.

unimproved ( )
This is improved (X) property, known as 1622 Boscobel Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120035885 DEEDWARR
Recvd: 05/16/12 09:29 2 pgs
Fees:13.00 Taxes:610.50
20120516-0042212

Witness my/our hand(s) this 26th day of April, 2012.

Adam Quagliano

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of April, 2012, before me personally appeared John Gleaves 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 Adam Quagliano and who acknowledged he executed the same as the free act and deed of the said Adam Quagliano.

Witness my hand and official seal, this the 26th day of April, 2012.

Notary Public



My Commission Expires: 6-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903