File Box 8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $362,500.00.

Affiant

Subscribed and sworn before me this the 21st day of March, 2013.

Notary Public
My commission expires:

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marc Simkin 4601 Sterling Cross Nashville, TN 37211	Shelter Mortgage 4000 West Brown Deer Rd. Brown Deer, WI 53209	172-14B-75

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS F QUARANTELLO AND SHIRLEY K QUARANTELLO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARC SIMKIN AND SPOUSE, STEPHANIE SIMKIN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 75 on the plan of Winfield Park, Phase 1, Section 1, of record in Book 9700, pages 765, 766, 767 and 768, as revised in Plat Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas F Quarantello and wife, Shirley K Quarantello by deed from Danco Property Investments, LLC dated April 1, 2003 of record in Instrument No. 20030421-0052236, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4601 Sterling Cross, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of March, 2013.

Thomas F Quarantello

Shirley K Quarantello

BILL GARRETT, Davidson County
Trans: T20130024117 DEEDWARR
Recvd: 03/25/13 13:41 2 pgs
Fees: 13.00 Taxes: 1341.25
20130325-0029194

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas F Quarantello and Shirley K Quarantello, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2013.

My commission expires: 6/26/2016

Notary Public

