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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20130024542 DEEDWARR

Recvd: 03/26/13 15:54 2 pgs

Fees:13.00 Taxes:584.24

20130326-0029723

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51997

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeremy Quarles Chandler Quarles	~~SAME~~ F & M Bank 10 Cadillac Drive, Ste 100 Brentwood TN 37027

TAX MAP-PARCEL NUMBERS: 14711005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,903.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathleen C. Koomen**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jeremy Quarles and wife, Chandler Quarles hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being Lot No. 440 on the Plan of Whispering Hills, Section II-C of record in Book 2663, pages 66 and 67, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kathleen C. Koomen by Warranty Deed from CML Properties, LLC, a Tennessee limited liability company, dated August 19, 2009 and recorded on August 25, 2009, of recordin Doc. No. 20090825-0079750, Register's Office for Davidson County, Tennessee.

Daniel Koomen, husband of Kathleen C. Koomen, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 67, said Register's Office, which Plan shows a 70 foot minimum building setback line from Northcrest Drive, a 10 foot easement for public utility purposes along the northerly and westerly rear lines of said lot and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corners of said lot.

This is improved property, known as: 534 Northcrest Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of March, 2013.

Kathleen C. Koomen

Daniel Koomen

State of TENNESSEE
County of DAVIDSON

On this _____ day of March, 2013 , before me the undersigned authority, personally appeared Kathleen C. Koomen and Daniel Koomen , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $157,903.00

Affiant

Sworn and subscribed before me this the 22nd day of March, 2013

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN