THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31086-03-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $822,500.00. Affiant Subscribed and sworn to before me this 1st day of April, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paige Townsend McClellan, Trustee 930 Chancery Lane Nashville, TN 37205	Paige Townsend McClellan 18203 Saratoga Los Gatos Rd. Monte Sereno, CA 95030	Map and Parcel No.: 130 100 08600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve L. Quarles, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige Townsend McClellan, Trustee of the Paige Townsend McClellan Trust dated September 14, 2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 930 Chancery Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Abbe Quarles, spouse of Steve L. Quarles, joins in the execution of this instrument for the purpose of conveying any marital interest she may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2013.

Steve L. Quarles

Abbe Quarles

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve L. Quarles and Abbe Quarles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130026431 DEEDWARR
Recvd: 04/02/13 10:34 2 pgs
Fees:13.00 Taxes:3043.25

20130402-0032232

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, Block 3, on the Plan of Manors of Belle Meade, of record in Plat Book 547, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen L. Quarles, unmarried, by deed dated May 30, 1997, from Sue T. Fort and husband, Duncan Fort, of record in Book 10485, page 806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 432, Register's Office for Davidson County, Tennessee.