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. 31087-03-2013** File Bo x 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. 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: Stephen L. Quarles 930 Chancery Lane Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Ste. 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 144 030 01600

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, **Arthur Gunzberg, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen L. Quarles and wife, Abbe Quarles** ("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 1112 Park Ridge Drive, Nashville, TN 37215

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.

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.

Arthur Gunzberg by Guy W. Gunzberg, Attorney-In-Fact

Arthur Gunzberg
BY: Guy W. Gunzberg, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Guy W. Gunzberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Arthur Gunzberg** and is authorized by the said **Arthur Gunzberg** to execute this instrument on his behalf.

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

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130027430 DEEDWARR
Recvd: 04/04/13 12:50 2 pgs
Fees:13.00 Taxes:2645.50
20130404-0033382

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

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Three, Chickering Park, of record in Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur Gunzberg and wife, Sylvia Hyman Gunzberg, by deed dated March 11, 1986, from Michael Doochin, Teri Doochin Wolf, Lawrence Doochin, Diane S. Doochin, Trustee for Adam E. Doochin, Elinor D. Saperstein and Robert Doochin, of record in Book 6818, page 419, Register's Office for Davidson County, Tennessee. Sylvia Hyman Gunzberg died on December 23, 2012.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee.