THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2013. April 18 Notary Public MY COMMISSION EXPIRES: 7-6-15 (AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
BILL GARRETT, Davidson County
Trans:T20130033429 DEEDWARR
Recvd: 04/24/13 08:58 2 pgs
Fees:13.00 Taxes:1030.45

20130424-0040496

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd A. Mahaffey and Bandi R. Mahaffey	New Owner	
5640 Stoneway Trail		103-06-0-187
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark Anthony Quarles, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd A. Mahaffey and Bandi R. Mahaffey, husband and wife as joint tenants,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Anthony Quarles, a single person by Deed from Thomas H. Goddard and spouse, Rosanne H. Goddard of record in Book 8938, Page 255, Register's Office for Davidson County, Tennessee, dated April 30, 1993, recorded May 5, 1993.\

Valorie Stover Quarles joins in the execution of this instrument to convey her interest in the Property to the Grantees as spouse of Mark Anthony Quarles.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5640 Stoneway Trail, Nashville, TN 37209.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our this the 22nd day of April, 2013.

Mark Anthony Quarles

Valorie Stover Quarles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Anthony Quarles and wife, Valorie Stover Quarles,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE