BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

NEW OWNER:

Joyce L. F. Queary, Trustee of
The Joyce Queary Trust UAD September 22, 2011
3428 Harborwood Circle
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0721

SEND TAX BILLS TO:

~~New Owner~~
Wells Fargo Bank
P.O. Box 11758
Newark, NJ 07101-4758

Map 108

Group 12-0-B

Parcel 186.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130064021 DEEDWARR
Recvd: 07/26/13 13:48 3 pgs
Fees:18.00 Taxes:958.30
20130726-0077865

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Nine Thousand and 00/100 Dollars ($259,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS A. TARVER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOYCE L. F. QUEARY, TRUSTEE OF THE JOYCE QUEARY TRUST UAD September 22, 2011** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the plan of Phase 1-A, Section 6, Harborview, of record in Plat Book 7900, Page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas A. Tarver, by Quitclaim Deed from Thomas A. Tarver and wife, Nancy M. Testerman, dated June 12, 2001, and of record in Instrument No. 20010320-0065401, Register's Office for Davidson County, Tennessee. For further reference see Book 10815, Page 149, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3428 Harborwood Circle, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of July, 2013.

THOMAS A. TARVER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS A. TARVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of July, 2013.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **259,000.00**.

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2013.

NOTARY PUBLIC

My commission expires: 9-8-13

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE