WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016554 DEEDWARR
Recvd: 03/11/14 15:09 3 pgs
Fees:18.00 Taxes:526.51

20140311-0020476

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $142,300.00.

Affiant

Subscribed and sworn to me on March 7, 2014.

NOTARY PUBLIC

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27285SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Larry C. Quarles 4501 Broomfield Drive Nashville, TN 37216	SAME ADDRESS AS NEW OWNER	061-2-026

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lloyd T. Owen and wife Thelma Ann Owen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Larry C. Quarles and Belinda J. Quarles, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Gra-Mar Acres, Section Eight, First Addition, as of record in Plat Book 2330, page 130, Register's Office for said Davidson County, together with a triangular lot at the southeasterly corner of Lot No. 300 on the Plan of Gra-Mar Acres, Section 11, as of record in Plat Book 2663, page 113, Register's Office for said Daivdson County, described as follows:
>
> Beginning at a point in the southwesterly margin of Broomfield Drive, at the north front corner of Lot No. 288 and the northeasterly corner of Lot No. 289, Gra-Mar Acres, Section Eight, as of record in Book 2331, page 110; thence with the line between said lots, southwesterly 175 feet to a point; thence southeasterly 212.30 feet to the northwesterly margin of Joyce Lane; thence with the margin of Joyce Lane, northeasterly 146.58 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 31.42 feet to a point in the southwesterly margin of Broomfield Drive; thence with said Drive, northwesterly 225.86 feet to the beginning.
>
> Being the same property conveyed to Lloyd T. Owen and wife, Thelma Ann Owen, by Warranty Deed from Anne Taff, Kathryn Garcia, James Ferrell, Jane Cottengim and Rick Ferrell, dated August 3, 2010, filed for record on August 17, 2010, in Instrument Number 20100817-0065030, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record in Plat Book 2330, page 130 and Plat Book 2331, page 110, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4501 Broomfield Drive, Nashville, TN 37216.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTORS do further covenant and bind itself, its successors and assigns, 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 hands on March 7, 2014.

Lloyd T. Owen

Lloyd T. Owen

Thelma Ann Owen

Thelma Ann Owen

STATE OF Tennessee COUNTY OF Robertson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Lloyd T. Owen and Thelma Ann Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Amanda Dean

NOTARY PUBLIC

My Commission Expires: 11-1-2017

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY