WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052467 DEEDWARR
Recvd: 07/21/14 14:23 2 pgs
Fees:13.00 Taxes:405.15

20140721-0064569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Milton and Lawanda Milton, husband and wife	SUBC Mortgage Corporation	071 08 0 322.00
(NAME)	(NAME)	
1852 Joy Circle	9311 San Pedro, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville 37207	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Nine Thousand Five Hundred And No/100 Dollars ($109,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Lorne Quarles**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Milton and Lawanda Milton, husband and wife**, 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 Nos. 28 and 29 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

being the same property conveyed to Joseph Lorne Quarles by Warranty Deed dated November 10, 2003 from R.W. & W. Properties, LLC and filed of record in Instrument No. 20051115-0138022, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1852 Joy Circle, Nashville, TN 37207

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, has 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 hands this 16th day of July, 2014.

Joseph Lorne 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 Joseph Lorne Quarles the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2014.

Notary Public

Commission Expires: 8/29/2014

COUNTY OF WILLIAMSON
SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE