This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $242,500.00

Affiant

Subscribed and sworn before me this the 26th day of April, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20160035451 DEEDWARR
Recvd: 04/29/16 10:27 2 pgs
Fees:13.00 Taxes:897.25
20160429-0042042

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lauren Quinius	F&M Bank	133-01-0-336.00
218 Raymond	10 Cadillac Drive, Ste 100	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON P. GULLO, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAUREN QUINIUS AND JOHN BLAIR QUINIUS, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Sunrise Heights Addition of record in Plat Book 421, Page 2, 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 Jason P. Gullo by Warranty deed from Jerry Richard Hunter of record in Instrument No. 20151218-0127305 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on December 18, 2015. (Value of consideration shown in aforementioned deed $95,500.00.)

Being also known as 218 Raymond Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 218 Raymond, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JBQ JBQ by JBQ, AIF

Witness my hand this the 26th day of April, 2016.

Jason P. Gullo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason P. Gullo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2016.

My commission expires: 1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY