Davidson County DEEDWARR
Recvd: 05/24/16 12:45 2 pgs
Fees:13.00 Taxes:1054.50
20160524-0052021

G#28447-2

WARRANTY DEED	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.** Affiant Subscribed and sworn to before me, this the 23rd day of May, 2016. Notary Public My commission expires: 5-8-16 (AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

161984

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer S. Milam and Justin T. Milam, Jr.	Symones Mtg	**12908006200**
1030 Percy Warner Boulevard	2204 Lakeshore Dr Ste 325	
Nashville, TN 37205	Birmingham, AL, 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janet Quarles, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer S. Milam and Justin T. Milam, Jr., wife and husband

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. 61 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14, and as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 100 feet on the southeasterly side of Percy Warner Boulevard and extends back between parallel lines, 150 feet to the L & N Railroad right-of-way.

BEING the same property conveyed to Thomas J. Quarles and wife, Norma S. Quarles, by Warranty Deed dated September 1, 1964, from Murphree Realty Company, of record in Book 3941, Page 53, Register's Office for Davidson County, Tennessee. The said Norma S. Quarles died on June 11, 1988, and Thomas J. Quarles died on July 14, 2007. The said property was devised to Janet Marie Quarles and Nancy Carolyn Quarles by the Last Will and Testament of Thomas J. Quarles, of record in Probate Docket No. 07P-1548, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The said property was further conveyed to Janet Quarles, a one-half (1/2) undivided interest, and to Nancy Quarles, a one-half (1/2) undivided interest, by Executor's Deed dated February 18, 2008, from Nancy Quarles, Executor for the Estate of Thomas J. Quarles, of record in Instrument No. 20080220-0016416 and further conveyed to Janet Quarles by Quitclaim Deed dated February 18, 2008, from Nancy Quarles, of record in Instrument No. 20080220-0016417, all in said Register's Office.

JANET Quarles being one and the same as Janet Marie Quarles. Nancy Quarles being one and the same as Nancy Carolyn Quarles.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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

1) All matters shown on the Plan of record in Book 3600, Pages 12, 13, and 14, and as amended in Book 3702, Page 465, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **1030 Percy Warner Boulevard, Nashville, TN 37205**.

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 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 my/our hand(s) this 23rd day of **May, 2016.**

Janet M. Quarles

Janet Quarles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Janet Quarles,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of **May, 2016.**

Notary Public

My Commission Expires: 2/13/17

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JOHN T. COOK

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUNNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018