BILL GARRETT, Davidson County
Trans: T20160044548 DEEDWARR
Recvd: 05/26/16 12:14 2 pgs
Fees: 13.00 Taxes: 2479.00
20160526-0053143

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $670,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2016. Notary Public My commission expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey S. Kinsler and Kim Kinsler	**Jeffrey S. Kinsler and Kim Kinsler**	**104-16-0-383.00**
1508 Elmwood Avenue	**1508 Elmwood Avenue**	
Nashville, TN 37212	**Nashville, TN 37212**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stephen Lee Quarles, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey S. Kinsler and Kim Kinsler, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly half of Lot No. 71 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 71 fronts 50 feet on the northerly margin of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

BEING the same property conveyed to Stephen Lee Quarles, married by Warranty deed from John D. Foster, a single person of record in Instrument No. 20160426-0040711 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 26, 2016.

SUBJECT property is not now nor has it ever been the residence of the Grantor or Grantor's spouse.

This is improved property known as **1508 Elmwood Avenue, Nashville, TN 37212.**
TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of May, 2016.

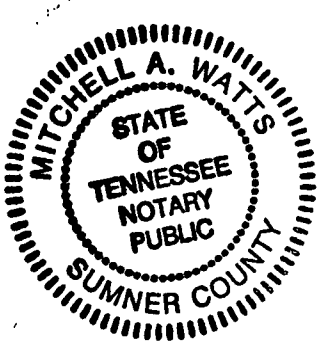
Stephen Lee Quarles

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, Stephen Lee 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of May, 2016.

Notary Public
My Commission Expires: 8.21.17



SolomonParks File No. 316176