WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050248 DEEDWARR
Recvd: 06/14/16 10:29 2 pgs
Fees:13.00 Taxes:2312.50
20160614-0060067

J-JGLAC-16-1023A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen L. Quarles	**New Owner**	
(NAME)	(NAME)	**105-01-0Q-001.00**
1023A Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN L. QUARLES, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, 1023 Villa Place Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 1023 Villa Place Residences of record in Instrument Number 20150724-0072711, 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 a part of the same property conveyed to Mayglora Merrimon by Quitclaim deed from Johnny Merrimon of record in Book 9972, page 653, Register's Office for Davidson County, Tennessee, dated February 19, 1996 and recorded on March 7, 1996. (Value or consideration shown in aforementioned deed $0.)

Being a part of the same property conveyed to JGLAC, GP, a Tennessee general partnership by Warranty deed from Mayglora Merrimon, unmarried of record in Instrument No. 20150513-0043695 Register's Office for Davidson County, Tennessee, dated May 8, 2015 and recorded on May 13, 2015. (Value of consideration shown in aforementioned deed $280,000.00.)

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150724-0072711, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1023A Villa Place , Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF JUNE, 2016.

JGLAC, GP, a Tennessee general partnership

BY:_____
John Gleaves, Authorized Agent

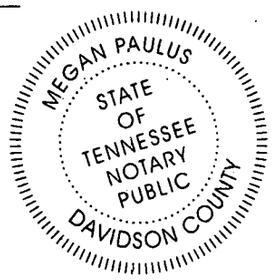
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, signing for JGLAC, GP, a Tennessee general partnership, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of JGLAC, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of June, 2016.

_____
Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212