NEW OWNER:

Donald E. Qualls
Ann F. Qualls
2604 Hickory Flats Trail
Huntsville, AL 35801

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0707

Map 172, Group 12-0-D, Parcel 434.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160078845 DEEDWARR
Recvd: 09/08/16 13:16 3 pgs
Fees:18.00 Taxes:617.53
20160908-0094665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Six Thousand Nine Hundred and 00/100 Dollars** ($**166,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JESSICA CARPENTER, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DONALD E. QUALLS and ANN F. QUALLS, husband and wife,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit U-6 as shown on EXHIBIT B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shownas Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee Also being a part of the same property shown on the Plan of Section 2, The Town Center Homer at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

BEING the same property conveyed to Jessica Carpenter, unmarried, by Warranty Deed from Shelly Hiscox F/K/A Shelly M. Brannon, married, dated December 18, 2014, and of record in Instrument No. 20141231-0119113, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 7234 Althorp Way Unit #6, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **August, 2016**.

Jessica Carpenter
JESSICA CARPENTER

BY: Beth Dreh
Beth Dreher, attorney in fact, pursuant to Power of Attorney recorded concurrently herewith.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Beth Dreher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument as Attorney in fact for Jessica Carpenter, for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **August, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **166,900.00** .

Donald E. Dalla

AFFIANT

Sworn to and subscribed to before me this 22nd day of **August, 2016**.

NOTARY PUBLIC

My commission expires: 5-30-17

