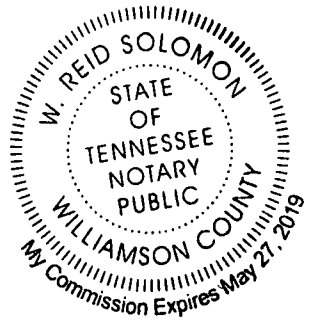
BILL GARRETT, Davidson County
Trans:T20170018948 DEEDWARR
Recvd: 03/06/17 09:50 2 pgs
Fees:13.00 Taxes:2553.00
20170306-0021661

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $690,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2017. Notary Public My commission expires: 5-27-19

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher J. Sofka and Sean G. Kelly	Christopher J. Sofka and Sean G. Kelly	105-01-0Q-002.00-CO
1023 B Villa Place	1023 B Villa Place	
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 L. Quarles, married

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

Christopher J. Sofka and Sean G. Kelly, as joint tenants with right of survivorship

(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 Unit 1023B, as established in Declaration of Covenants, Conditions and Restrictions for 1023 Villa Place Residences, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150724-0072711, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephen L. Quarles by Warranty deed from JGLAC GP, a Tennessee General Partnership of record as Instrument No. 20160509-0045639 Register's Office for Davidson County, Tennessee. Said property was never the marital residence of the Grantor or his spouse.

This is improved property known as **1023 B Villa Place, 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. Subject to all matters shown on the Plan of record in Plat Book 21, Page 83 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 1st day of March, 2017.

Stephen L. Quarles by Mitchell A. Watts, Attorney in Fact

Stephen L. Quarles by Mitchell A. Watts,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Mitchell A. Watts** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Stephen L. Quarles** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Stephen L. Quarles,** and is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal this 1st day of March, 2017.

Notary Public
My Commission Expires: 5-27-19

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

Please return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

SolomonParks File No. 817017