WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

LeeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/8/19
(AFFIX SEAL)

HAL E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-VRES-17-4501

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

Davidson County DEEDWARR
Recvd: 05/11/17 16:18 2 pgs
Fees:13.00 Taxes:1184.00
20170511-0047074

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer C. Grenga	Guaranteed Rate, Inc.	
(NAME)	(NAME)	**061-02-0-026.00**
4501 Broomfield Drive	3940 North Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Chicago IL 60613	
(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, **LARRY C. QUARLES AND BELINDA J. QUARLES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER C. GRENGA, A SINGLE WOMAN,** 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 Lot No. 288 on the Plan of Gra-Mar Acres, Section Eight, First Addition, as of record in Plat Book 2330, Page 130, Register's Office for said County, together with a triangular lot at the southeasterly corner of Lot No. 300 on the Plan of Gra-Mar Acres, Section 11, as of record in Plat Book 2663, Page 113, Register's Office for said County, described together as follows:

Beginning at a point in the southwesterly margin of Broomfield Drive, at the north front corner of Lot No. 288 and the northeasterly corner of Lot No. 289, Gra-Mar Acres, Section Eight, as of record in Book 2331, Page 110; thence with the line between said lots, southwesterly 175 feet to a point; thence southeasterly 212.30 feet to the northwesterly margin of Joyce Lane; thence with the margin of Joyce Lane, northeasterly 146.58 feet to a point at the beginning of a curve; thence around said curve in a northerly direction 31.42 feet to a point in the southwesterly margin of Broomfield Drive; thence with said Drive, northwesterly 225.86 feet to the beginning.

Being the same property conveyed to Larry C. Quarles and Belinda J. Quarles, husband and wife by Warranty Deed from Lloyd T. Owen and wife, Thelma Ann Owen of record in Instrument No. 20140311-0020476 Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 11, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 2330, Page 130 and Plat Book 2663, page 113, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 2331, Page 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4501 Broomfield Drive , Nashville, Tennessee 37216**.

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 5th DAY OF MAY, 2017.

Larry C. Quarles

Belinda J. Quarles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY C. QUARLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BELINDA J. QUARLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.