WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,584.96.

Affiant

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

J-JGLAC-16-1501-H

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)	**105-01-1B-001.00**
1501 South Street		
(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, **NASHVILLE PARTNERS, 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,** 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 1501, South Street Residences as shown in the Declaration of Covenants, Conditions and Restrictions for South Street Residences of record in Instrument Number 20160712-0071149, 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 Nashville Partners, GP by Warranty deed from Andrew Wehby, unmarried and WC South Properties, a Tennessee limited liability company, LLC of record in Instrument No. 20160204-0011084 Register's Office for Davidson County, Tennessee, dated February 2, 2016 and recorded on February 4, 2016.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4561, Page 145, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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 as Instrument Number 20160523-0051304, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160712-0071149, 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
- Charter for South Street Residences HOA of record in Instrument Number 20160722-0075535, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 South Street , 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.

BILL GARRETT, Davidson County
Trans:T20170061154 DEEDWARR
Recvd: 07/18/17 09:47 2 pgs
Fees:13.00 Taxes:2932.56

20170718-0072015

Witness my/our hand(s) this the 14th DAY OF JULY, 2017.

Nashville Partners, GP

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 NASHVILLE PARTNERS, GP, 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 NASHVILLE PARTNERS, GP, 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 14th of July, 2017.

_____
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



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