Bill Garrett Davidson County
Batch# 22133 DEEDWARR
11/03/2017 02:55:59 PM 2 pgs
Fees: $13.00 Taxes: $1,972.10
20171103-0113288

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1377

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PMPJ Properties, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Lee Quarles**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 81, as shown on the Plan of B.F. Shields Heirs Addition to West Nashville of record in Book 57, page 31, Register's Office for said County to which reference is hereby made for a complete description thereof.

Being the same property conveyed to PMPJ Properties, Inc. by deed from Leonard Amdur, dated April 21, 1997, of record in Book 10423, page 988, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1018 15th Avenue South, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of October, 2017.

PMPJ Properties, Inc.

By: Janet Shands, President

By: Pearl G. Sims, Secretary

State of Tennessee)
County of Davidson)

On this 27th day of October, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Janet Shands, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is President of PMPJ Properties, Inc. and that she is authorized to execute this instrument, and that ~~he has~~ executed this instrument on behalf of PMPJ Properties, Inc as President.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

On this 27th day of October, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pearl G. Sims, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that ~~she is~~ Secretary of PMPJ Properties, Inc. and that she is authorized to execute ~~this instrument~~, and ~~that he has executed~~ this instrument on behalf of PMPJ Properties, Inc as Secretary.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 533,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of October, 2017.

Notary Public

My Commission Expires: 5/8/18

NEW OWNER:
Stephen Lee Quarles
1018 15th Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
105-01-0–168.00