Bill Garrett Davidson County
Batch# 45739 DEEDWARR
01/09/2018 08:16:02 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20180109-0002546

**Prepared By and Returnable to:**
**Bone McAllester Norton PLLC (APP)**
**511 Union Street, Suite 1600**
**Nashville City Center**
**Nashville, Tennessee 37219**

| New Owner(s) & Address | Send Tax Bill To: | Map & Parcel No.: |
|---|---|---|
| The Elpizo Fund, LLC<br>3518 W. Hamilton Avenue<br>Nashville, TN 37218 | New Owner | 069-04-0-031.00 |

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES QUARLES** and **PATRACIA QUARLES,** husband and wife (collectively, the "Grantor") does hereby transfer and convey unto **THE ELPIZO FUND, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 4005 Clarksville Pike, Nashville, Davidson County, Tennessee 37218. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

**TO HAVE AND TO HOLD** said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2018 real estate taxes, which are to be prorated and Grantee agrees to assume.

**GRANTOR FURTHER COVENANTS** with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

*[Signature page of General Warranty Deed]*

**WITNESS** this the 5th day of January, 2018.

**GRANTOR:**

James Quarles

Patracia Quarles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared James Quarles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 5th day of January, 2018.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Patracia Quarles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 5th day of January, 2018.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

**I hereby swear or affirm that the actual consideration for this transaction is $130,000.00.**

**AFFIANT**

**Subscribed and sworn to before me, this 5th day of January, 2017.**

**Notary Public**

**My Commission Expires:**

1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

# EXHIBIT A
# LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, Section BB on the Plan of Fairview, not of record, described according to a survey made by Blanchard and Parrish, Surveyors, as follows:

Said Lot No. 3 fronts 100 feet on the westerly side of the Nashville and Clarksville Road known as Highway #112, and runs back between parallel lines 300 feet to the east line of Lot No. 24; the southerly line of said lot being 175 feet northerly from and parallel with Fairview Drive.

Being the same property conveyed to James Quarles and Patracia Quarles, husband and wife, by deed from Noah Horace Mann Jr. and Barbara E. Mann, of record as Instrument No. 20070501-0051731, dated April 26, 2007, said Register's Office.