Warranty Deed

Bill Garrett Davidson County Batch# 119175 DEEDWARR 07/23/2018 10:46:51 AM 2 pgs Fees: $13.00 Taxes: $832.50 20180723-0071394	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 18th day of July, 2018. Notary Public My commission expires: 4/22/2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Daniel Corazza	First Bank	
1202 Clarke Street	318 Seaboard Lane, Ste 205	053-03-0-050.00
Old Hickory, TN 37138	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN W. QUARLES, JR., UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD DANIEL CORAZZA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 96 on the Plan of Section 'B' Village of Old Hickory of record in Plat Book 1424, Page 67, 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 the same property conveyed to John W. Quarles, Jr., unmarried man by Warranty deed from Stuart R. Moore and Summer D. Moore, husband and wife of record in Instrument No. 20150605-0052772 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 5, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1202 Clarke Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2018.

John W. Quarles, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John W. Quarles, Jr. and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021