THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2019. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34753-04-2019

Karen Johnson Davidson County
Batch# 242415 DEEDWARR
06/12/2019 10:33:46 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00

20190612-0056359

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Anthony Martino 1018 15th Ave South Nashville, TN 37212	**Send Tax Bills To:** Wells Fargo Bank, N.A., 101 North Phillips Avenue, Sioux Falls, SD 57104	**Tax Information:** Map and Parcel No.: 105 01 0 168 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Lee Quarles, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Edward Martino, a single person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1018 15th Ave South, Nashville, TN 37212.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2019.

Stephen Lee Quarles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Lee Quarles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of B.F. Shields Heirs Addition to West Nashville, as of record in Plat Book 57, page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Lee Quarles by deed dated October 27, 2017 from PMPJ Properties, Inc. of record in Instrument No. 20171103-0113288, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 105 01 0 168 00.
2. All matters appearing on the Plan of record as Book 57, page 31, Register's Office for Davidson County, Tennessee.