WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/06 10:05 2 pgs
Fees:13.00 Taxes:884.30
20060703-0078985

TAMILYN STEFFER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 2, 2010

STATE OF TENNESSEE
COUNTY OF **Williamson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF **June, 2006**

Notary Public

MY COMMISSION EXPIRES: May 2, 2010
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa L. Hilburn and Jeffrey D. Hilburn	**Quicken Loans, Inc.**	**172-01-0A-024.00 CO**
(NAME) **22 Nickleby Court**	(NAME) **P.O. Box 530483**	
(ADDRESS) **Brentwood,TN 37027**	(ADDRESS) **Livonia, MI. 48153-0483**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Irene M. Archambault, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa L. Hilburn and Jeffrey D. Hilburn, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 24, COPPERFIELD, as shown on plat of record in Plat Book 6900, Pages 555 thru 559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Irene M. Archambault, unmarried by Warranty Deed from Homes By Heritage, Inc., a Tennessee corporation, recorded on the 20th day of September, 1988 in Deed Book 7656, Page 951, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **22 Nickleby Court, Brentwood, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **June, 2006**.

Irene M. Archambault

Irene M. Archambault

_____ _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Irene M. Archambault, whom I am personally acquainted and who upon her oath acknowledged herself to be the person, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 30th day of June, 2006.

Julie Wilbanks
NOTARY

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES:

2/20/08