WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shorette	Quicken Loans, Inc.	
(NAME)	(NAME)	
4708 Bowfield Drive	20555 Victor Parkway	149-09-0
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Livonia, MI 48152	050.00
(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, **William A. Maultsby, married and Christopher L. Maultsby, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Shorette, unmarried and Eda Redzic, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 10 Debra Heights section 3 as shown by Plat Book 4175, Page 6 in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William A. Maultsby and Christopher L Maultsby, as joint tenants with rights of survivorship by Warranty Deed from Joni K. Cockrill dated September 30, 2005 and filed for record as instrument No. 20051006-0120492 in Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan Book 4175, Page 6, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines, if any easements and right of way for public utilities.

Subject to any and all easements and restrictions on record on the Register's Office for Davidson County, Tennessee.

The 2007 County Taxes have been prorated and assumed by the Grantees.

This property has never been the marital homestead of William A. Maultsby or Christopher L. Maultsby.

unimproved ☐

This is improved ☒ property, known as 4708 Bowfield Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 05/09/07 14:08 2 pgs
Fees:13.00 Taxes:386.65
20070509-0055835

ER

Witness our hands this 4th day of May, 2007.

William Maultsby

Christopher Maultsby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Christopher L. Maultsby the bargainor (s), 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 and official seal at Nashville, Tennessee this 4th day of May, 2007.

Commission expires: March 15, 2008

X + William A. Maultsby

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of May, 2007 before me personally appeared Christopher L. Maultsby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William A. Maultsby, and who acknowledged that he executed the same as the free act and deed of the said William A. Maultsby by virtue of that Power of Attorney, duly executed by the said William A. Maultsby and appearing of record as Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public