WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

_____
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul Sutherland	Quicken Loans, Inc.	Parcel ID:
7887 Rainey Drive	20555 Victor Parkway	182060A03000CO
Antioch, TN 37013	Livonia MI 48152	

FOR AND IN 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

Jason Saxon Smith and wife, Tamara Mullen Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul Sutherland and wife, Katie Sutherland
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 Lot No. 30, on the Plan of Old Hickory Hills, Section One, of record in Instrument 200110230115382, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jason Saxon Smith and Tamara Mullen Smith by deed from Rudy Cruz, Jr., of record in Instrument 20071002-0117630, dated September 28, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 200201160006750, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200110230115382, said Register's Office.

Power of Attorney of record in Instrument 20081008-0102115 _____, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7887 Rainey Drive, Antioch, TN 37013

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.

Witness our hands this 31st day of July, 2008.

Jason Saxon Smith by Jason Charles ATTY-IN-FACT
Jason Saxon Smith

Tamara Mullen Smith by Jason Charles ATTY. IN-FACT
Tamara Mullen Smith

Davidson County DEEDWARR
Recvd: 10/08/08 12:15 2 pgs
Fees:13.00 Taxes:601.25

20081008-0102116

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, Jason Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Jason Saxon Smith and Tamara Mullen Smith as his/her/their Attorney in Fact as the free act and deed of the within named Jason Saxon Smith and Tamara Mullen Smith.
Witness my hand and official seal at Nashville, Tennessee the 31st day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.