WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051469 DEEDWARR
Recvd: 07/30/09 11:10 2 pgs
Fees:13.00 Taxes:462.50
20090730-0071348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **28TH DAY OF JULY, 2009.**
27th

NOTARY PUBLIC T. GARRISON

MY COMMISION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARCH 03, 2010 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Timothy McEvoy	**QUICKEN LOANS, INC.**	**136-13-83.00**
3107 Windermere Circle	**20555 Victor Parkway**	
Nashville, TN 37214	**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,

David O. Rivera, married,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Timothy McEvoy, a single man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 59, on the Plan of Edge-O-Lakes Subdivision, Section 20-A, of record in Book 5200, page 400, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DAVID O. RIVERA, MARRIED, by Warranty Deed from MARY L. CONLEY, filed for record 07/07/2006 in INSTRUMENT NO. 20060707-0081602, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2009 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 5200, page 400, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 5460, page 269, Book 5496, page 697, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3107 Windermere Circle Nashville, TN 37214**

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 not 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 ever 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 my hand this 28th day of July, 2009.

David O. Rivera

David O. Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David O. Rivera**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 28th day of July, 2009.

Notary Public

T. GARRISON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 23, 2010
ROBERTSON COUNTY

My Commission Expires: