| | |
|---|---|
| BOX 50-B<br>PREPARED BY:<br>BANKERS TITLE & ESCROW CORP<br>5107 MARYLAND WAY<br>STE. 115<br>BRENTWOOD, TN 37027<br>RETURN TO: | State of Tennessee<br>County of Sumner<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2010.<br>Notary Public<br>MY COMMISSION EXPIRES: 9-8-13 |

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

This instrument prepared by:
Freedom Title Services, LLC, 100 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| DAVID & KATHRINE NOVAK | Quicken Loans | |
| (NAME)<br>3928 OXBOW DRIVE | (NAME)<br>20555 Victor Pkwy | 041-12-0/030.00 |
| (ADDRESS)<br>NASHVILLE, TN 37207 | (ADDRESS)<br>Livonia, MI 48152 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **LLOYD GRAY AND WIFE, SHIRLEY GRAY**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRINE M. NOVAK AND HUSBAND, DAVID LAWRENCE NOVAK**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**BEING LOT NO. 64 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 1, OF RECORD IN BOOK 2133, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 64 COMMENCES AT A POINT IN THE WESTERLY MARGIN OF OXBOW DRIVE, BEING THE NORTHEAST CORNER OF LOT NO. 63, AND RUNS THENCE WEST ALONG THE NORTH LINE OF SAID LOT NO. 63 FOR A DISTANCE OF 176.2 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT NO. 65; THENCE NORTHERLY WITH THE EASTERLY LINE OF LOT NO. 65 FOR A DISTANCE OF 233 FEET TO A POINT IN THE SOUTHERLY MARGIN OF DARBYTOWN DRIVE; THENCE EASTERLY 146.8 FEET ALONG THE SOUTHERLY MARGIN OF DARBYTOWN DRIVE TO A CONCRET MONUMENT; THENCE AROUND A CURVE TO THE SOUTHEAST 39.3 FEET ALONG THE MARGIN OF THE SOUTHWEST CORNER OF THE INTERSECTION OF OXBOW DRIVE AND DARBYTOWN DRIVE, TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF OXBOW DRIVE; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF OXBOW DRIVE 288 FEET TO THE POINT OF BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO LLOYD GRAY AND WIFE, SHIRLEY GRAY HEREIN BY DEED OF RECORD IN BOOK 11001, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 3928 Oxbow Drive, Nashville, TN 37207.**

BILL GARRETT, Davidson County
Trans:T20100039935 DEEDWARR
Recvd: 06/30/10 12:35 2 pgs
Fees:13.00 Taxes:645.65
20100630-0051130

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of June, 2010.

Lloyd Gray

Shirley Gray

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Lloyd Gray and Shirley Gray, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of June, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY