BILL GARRETT, Davidson County Trans:T20100056577 DEEDWARR Recvd: 09/09/10 10:35 2 pgs Fees:13.00 Taxes:551.00 20100909-0071729	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $148,920.00 Affiant Subscribed and sworn to before me, this the 7th day of September, 2010. Notary Public My commission expires: 7.25.12

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicolas M. Nguyen Sr	Quicken Loans	092-13-0-147
3519 Park Avenue	20555 Voctor Pkwy	
Nashville, TN 37209	Livonia, MI 48152	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Russell Zavitson, married and Steven W. Dukes, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicolas M. Nguyen Sr and Karen A. Swingly, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Block 12, Charlotte Park 2nd Addition of record in Plat Book 57, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell Zavitson and Steven W. Dukes by Quitclaim Deed from Zadu, LLC, a Tennessee limited liability company of record as Instrument No. 20060710-0082498, in the Register's Office for Davidson County, Tennessee, dated 07/06/2006.

Being the same property conveyed to Zadu, LLC, a Tennessee limited liability company by Warranty Deed from Matthew Puryear and wife, Michelle Puryear of record as Instrument No. 20050901-0105121, in the Register's Office for Davidson County, Tennessee, dated 08/31/2005.

** Debbie Zavitson, spouse of Russell Zavitson, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

*** Aimee Dukes, spouse of Steven W. Dukes, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 3521 Park Avenue, Nashville, TN 37209.

092-13-0-147 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF September 7, 2010:

X _____
Russell Zavitson

X _____
Steven W. Dukes

X _____
**Debbie Zavitson

X _____
***Aimee Dukes

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Russell Zavitson, Steven W. Dukes, Debbie Zavitson, and Aimee Dukes the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this the 7th day of September, 2010.

My Commission Expires: 7.25.12

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20101251R

Return to:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483