BILL GARRETT, Davidson County
Trans:T20110028102 DEEDWARR
Recvd: 05/11/11 11:16 2 pgs
Fees:13.00 Taxes:588.30
20110511-0036151

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9th day of May, A.D., 20 11, by and between

Brandon S. Quig An unmarried person

First Parties, and

Jarden B. Ebalaroza and Nicole M. Magochy, as joint tenants with rights of survivorship
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 378 ON THE PLAN OF REVISION OF LOTS 367 THROUGH 383 AND OPEN SPACE "A", PHASE SIX, LENOX VILLAGE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 200506170069532, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRANDON S. QUIG, UNMARRIED FROM ANDREW F. JONES, MARRIED BY WARRANTY DEED DATED OCTOBER 30, 2009 AND RECORDED NOVEMBER 2, 2009 AS INSTRUMENT NO. 20091102-0100800, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OWNER:
Jarden B. Ebalaroza and Nicole M. Magochy
8648 Gauphin Place
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
Nationstar Mortgage, LLC
P.O. Box 650783
Dallas, TX 75265-0783

CLT # 173090A439000O

MR-BR-10305-01572

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Brandon S. Quig x _____

Brandon S. Quig

✓STATE OF Florida
COUNTY OF Duval

Personally appeared before me, Brandon S. Quig An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 20 10.

✓ Edward H Jones J Notary Public

My Commission Expires: 6/20/14

EDWARD H. JONES, JR.
MY COMMISSION # DD 963851
EXPIRES: June 20, 2014
Bonded Thru Notary Public Underwriters

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 159,000.00. Affiant Michelle Montagno.

Subscribed and sworn to before me this 9th day of May, 20 11.

My Commission Expires: Debra A Hanahan

9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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