WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073298 DEEDWARR
Recvd: 11/18/11 15:15 2 pgs
Fees:13.00 Taxes:832.50

20111118-0090630

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00
$225,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **November, 2011**

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hal David Hall, Jr. and Tamara Lea Stanton	Quicken Loans Inc.	04207002800
(NAME) 708 S. Summerfield Drive	(NAME) 1050 Woodward Ave.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **James D. Loyd**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hal David Hall, Jr. unmarried, and Tamara Lea Stanton**, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Bonnie Brae Subdivision, Section III, of record in Book 2854, page 61, Register's Office for said County.

Said Lot fronts 135 feet on the easterly side of South Summerfield Drive and extends back 313.7 feet on the northerly line and 315.6 feet on the southerly line to a dead line and measures 135 feet thereon.

Being the same property conveyed to James D. Loyd and wife, Linda F. Loyd, by Warranty Deed from Richard W. Upshaw and wife, Claudette G. Upshaw, dated September 5, 1970 and filed of record on September 9, 1970 in Book 4444, page 32, Register's Office of Davidson County, Tennessee. Linda F. Loyd having since died May 18, 2009 leaving spouse as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 708 S. Summerfield Drive, Madison, TN 37115

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, has 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 **16th** day of **November, 2011**

James D. Loyd

James D. Loyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **James D. Loyd** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **November, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. ALW-AV-11-708