WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005440 DEEDWARR
Recvd: 01/24/12 09:25 2 pgs
Fees:13.00 Taxes:418.10
20120124-0006469

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$113,000.00.**

Affiant

Subscribed and sworn to before me this **20th** day of **January**, 20 **12**

Notary Public
My Commission expires: 11·5·2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anna-Vija K. McClain	**Quicken Loans,**	073-10-0-041.00
2625 Morganmeade Drive	**1050 Woodward Ave.**	
Nashville, TN 37216	**Detroit, MI 48226**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anna-Vija K. McClain, a single woman**
, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 47 on the plan of Moss Rose Estates, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Walker, by deed from Connie Reguli, Attorney for the Estate of James Williams, deceased, on July 25, 2011, of record in Instrument Number 20110728-0057790, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 112, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5039, page 359; in Book 5138, page 645; in Book 5311, page 345; and in Book 5910, page 336, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2625 Morganmeade Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 20, 2012.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 20, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY