STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN FRENSLEY NEWTON
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,000.00
x Megan N. Deardorff
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2012.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan N. Deardorff 277 Cumberland Circle Nashville, TN 37214	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	Map & Parcel 09605005900

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, we,

Charles Austin by and through Brenda Austin, Attorney in Fact, and wife, Brenda Austin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Megan N. Deardorff, an single woman

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 the Southerly 81 feet front of Lot No. 47 and the Northerly 15 feet of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot "E" on the map showing resubdivision of Lots 45, 46, 47 and 48 in said Bluefields Subdivision, not of record, described according to a survey made by Z.J.Wilkerson, Surveyor, April 6, 1940, as follows:

Beginning on the Westerly margin of Cumberland Circle at the Northeast corner of the property conveyed to C.D. Bullington and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1110, Page 620, said Register's Office; thence with the Northerly line of said Bullington property, Westwardly 469 feet, more or less, to the Easterly line of Lot No. 60, on said recorded Plan; thence with said line, Northwardly 46 feet to the Southwest corner of the property conveyed to T.R. Guill and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1151, Page 599, said Register's Office; thence with the Southerly line of said Guill property, Eastwardly 470 feet to the Westerly margin of Cumberland Circle; thence with said Circle, Southwardly 96 feet to the beginning.

Being the same property conveyed to Charles Austin and Brenda Austin, husband and wife by Deed from Glen Randall Davis, unmarried dated August 21, 2008 of record in Instrument Number 20080825-0087048, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.
2) 2012 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **277 Cumberland Circle, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 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 hand(s) this 30th day of March, 2012.

Charles Austin by Brenda Austin Attorney in Fact
Charles Austin by Brenda Austin Attorney in Fact

Brenda Austin
Brenda Austin

BILL GARRETT, Davidson County
Trans:T20120023882 DEEDWARR
Recvd: 04/03/12 08:20 2 pgs
Fees:13.00 Taxes:592.00
20120403-0027940

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brenda Austin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Austin, Attorney-in-Fact for Charles Austin, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Charles Austin for the purposes therein contained.

WITNESS my hand and official seal this 30th day of March, 2012

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076