WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/23/16

KAREN L. RUDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

R-KW-12-515

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Josephine Daily	Quicken Loans Inc. (NAME)	
515 Hamilton Avenue (ADDRESS)	1050 Woodward Ave (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	105-07-266.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL W. KRABOUSANOS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICIA JOSEPHINE DAILY, TRUSTEE OF THE PATRICIA JOSEPHINE DAILY REVOCABLE TRUST DATED THE 19TH DAY OF JUNE, 2012, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF BLOCK 3, HAMILTON SUBDIVISION, OF RECORD IN MINUTE BOOK 1, PAGE 97, CHANCERY COURT AT NASHVILLE, AND BEING LOT NO. 10, AND THE WESTERLY 42 FEET OF LOT NO. 9 OF BLOCK 3, UNRECORDED SUBDIVISION OF SAID BLOCK 3, AND A PORTION OF ALLEY #1806, CLOSED BY COUNCIL BILL #083-1355; AND FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION BY JOHN KOHL & COMPANY, P.C., 400 7TH AVE. S., NASHVILLE, TN 37203, LICENSE NO. 100, DATED MAY 17, 1994, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 10; THENCE SOUTHEASTERLY, 92 FEET TO A POINT; THENCE SOUTHWESTERLY, 172.5 FEET TO A POINT IN THE CENTER OF A CLOSED ALLEY; THENCE NORTHWESTERLY, 92 FEET TO A POINT; THENCE NORTHEASTERLY, 172.5 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HAMILTON AVENUE, THE POINT OF BEGINNING.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED PARCEL IS THAT PORTION WHICH HAS BEEN SUBDIVIDED AND ENTITLED FINAL PLAT RE-SUBDIVISION LOT 9 OF PART OF BLOCK 3, PLAN OF HAMILTON LANDS SUBDIVISION UN-RECORDED PLAN, AS SHOWN IN PLAT INSTRUMENT NO. 20120605-0049036, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MICHAEL W. KRABOUSANOS, MARRIED BY DEED FROM ANNIE JO EARL, UNMARRIED OF RECORD IN INSTRUMENT NO. 20120117-0004154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 16, 2012. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20120605-0049036, SAID REGISTER'S OFFICE AND EASEMENT(S) RETAINED BY THE METROPOLITAN GOVERNMENT AS TO THAT PORTION OF THE CLOSED ALLEY BY COUNCIL BILL NO. 083-1355; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF MICHAEL W. KRABOUSANOS BY BRYAN KRABOUSANOS, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY MICHAEL W. KRABOUSANOS ON NOVEMBER 16, 2011, OF RECORD IN INSTRUMENT NO. 20111117-0090121.

unimproved ( )
This is improved (X) property, known as 515 Hamilton Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20120080613 DEEDWARR
Recvd: 10/24/12 08:57 2 pgs
Fees:13.00 Taxes:920.93
20121024-0097336

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 hand(s) this 19th day of October, 2012.

Michael W. Krabousanos by Bryan Krabousanos, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of October, 2012, before me personally appeared Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael W. Krabousanos and who acknowledged he/she/they executed the same as the free act and deed of the said Michael W. Krabousanos. Said POA of record @ Inst.# 20111117-0090121, Reg. Off. Davidson Co, TN.

Witness my hand and official seal, this the 19th day of October, 2012.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122