WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096578 DEEDWARR
Recvd: 12/18/12 10:18 2 pgs
Fees:13.00 Taxes:821.40

20121218-0116373

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACY TRUMP HOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Miller	Quicken Loans, Inc.	098060A10800CO
(NAME)	(NAME)	
5240 New John Hagar Road	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lennis H. Ray**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John J. Miller,*** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: ***a married man**

Land in Davidson County, Tn, being Lot No. 100, on the Final Plat of Phase One, Section B, Bridgewater, of record in Instrument No. 200604250046949, and corrected by surveyors certificate of correction in Instrument No. 200606060067982, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Veronica Bozza, unmarried by Deed from Newmark Homes L.P., a Texas limited partnership, dated 03/31/2009 and filed for record on 04/03/2009 in Instrument 200904030030316, Register's Office for Davidson County, Tennessee. The said Veronica Bozza died intestate on 08/29/2010, leaving Benjamin Conner Bozza as her sole heir at law as evidenced by Docket 10P1604, Clerk's Office for Probate Court for Davidson County, TN. Lennie H. Ray being appointed as Co-Guardian of the minor Benjamin C. Bozza for the Estate of Veronica Bozza.

All matters as set forth per Instrument 200604250046949, Instrument 200606080067982, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200510240128043, said Register's Office.
Declaration of Taking of record in Book 1291, Page 99, said Register's Office.
Final Decree of record in Book 1318, Page 28, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200308270124253, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200502220019150, said Register's Office.
Charter of record in Instrument 200602230021110, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200911100103837 corrected in Instrument 200911170105711, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5240 New John Hagar Road, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 14th day of December, 2012.

Lennis H. Ray
Co-Guardian for the mionr Benjamin C. Bozza, for the
Estate of Veronica Bozza

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lennis H. Ray with whom I am personally acquainted and who proved himself/herself to be the Co-Guardian for the minor Benjamin C. Bozza for the Estate of Veronica Bozza the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2012.

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

