BILL GARRETT, Davidson County
Trans:T20130024815 DEEDWARR
Recvd: 03/27/13 12:35 2 pgs
Fees:13.00 Taxes:710.40
20130327-0030044

(1)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 192,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013.

Notary Public

My commission expires: 05-06-13

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN S SMOLINSKI **LAURA A SMOLINSKI**	Quicken Loans Inc.	**098050A05700CO**
737 HALLCREST COURT	20555 Victor Parkway	
HERMITAGE, TN 37076	Liovonia, MI 48152	

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 ACKNOWLEDGE, WE,

MICHAEL HAINES AND JENNIFER HAINES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN S SMOLINSKI and LAURA A SMOLINSKI, HUSBAND AND WIFE

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. 21 ON THE PLAN OF SECTION TWO, HAMPTON HALL, OF RECORD IN PLAT BOOK 9700, PAGE 662, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL HAINES, UNMARRIED BY WARRANTY DEED FROM KEVIN C ALLEN, UNMARRIED DATED 09/24/04 AND RECORDED ON 10/18/04 IN INSTRUMENT NO. 20041018-0124967, SAID REGISTER'S OFFICE FOR SAID COUNTY. MICHAEL HAINES IS NOW MARRIED TO JENNIFER HAINES, WHO HEREBY JOINS TO CONVEY HER MARITAL INTEREST.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 737 HALLCREST COURT, HERMITAGE, TN 37076.

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 in 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 my/our hand(s) this 22nd day of March, 2013.

MICHAEL HAINES

JENNIFER HAINES

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, a Notary Public of said County and State, MICHAEL HAINES AND JENNIFER HAINES, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2013.

~~Notary~~ Public

My Commission Expires: 8/16/14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County