BILL GARRETT, Davidson County
Trans:T20130042249 DEEDWARR
Recvd: 05/21/13 10:51 2 pgs
Fees:13.00 Taxes:478.41
20130521-0051094

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1191

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Parker 90 Oriel Avenue Nashville, TN 37210	Quicken Loans 1050 Woodward Ave Detroit, MI 48226	119-2-159.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $129,300.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2013.

Notary Public

My Commission Expires:
(Affix Seal)

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Carey Jay, an unmarried woman n/k/a Carey D. Elzey, a married woman, and husband, Jared Elzey, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jennfier Parker, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 31 as shown on the Plan of Glenrose Subdivision, of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Carey Jay, an unmarried woman, by Warranty Deed from W. Allen Griggs and Jennifer A. Griggs, husband and wife, dated February 29, 2008, of record in Instrument No. 20080304-0021359, Register's Office for Davidson County, Tennessee. Carey Jay, having since married, n/k/a Carey D. Elzey.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **90 Oriel Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~29th~~ 30th day of **April, 2013.**

GRANTOR(S)

Jared Elzey

Carey Elzey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jared Elzey and Carey Elzey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the ~~29th~~ 30th day of **April, 2013.**

Notary Public

My Commission Expires: 12/21/15

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER