WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/13 14:23 2 pgs
Fees:13.00 Taxes:468.05
20130701-0067714

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trison Y. Stevens and Tracey J. Stevens	Quicken Loans Inc.	53-0-6-B-133.00
(NAME)	(NAME)	
1829 Merritt Street	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Janice M. Gilbert Scurlock, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Trison Y. Stevens and Tracey J. Stevens, 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:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 154 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janice M. Gilbert N/K/A Janice M. Gilbert Scurlock, by deed of record in Instrument Number 20040719-0085939 Register's Office for Davidson County, Tennessee. The said Janice M. Gilbert is now married to Teddy Thomas Scurlock., and is known as Janice M. Gilbert Scurlock. Said property was never used as the primary residence e of Teddy Thomas Scurlock.

Subject to all matters as shown on Plan of Waterford Subdivision of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee. All matters appearing on the Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, page 216, Register's Office for Davidson County, Tennessee. Declaration of Annexation of Waterford, Phase 4B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford to Waterford of record in Book 9432, page 988, Register's Office for Davidson County, Tennessee. Title to that portion of the property lying between the high and low water marks of the Cumberland River. Easement for right-of-way of record in Book 2024, page 225, Register's Office for Davidson County, Tennessee. Easement for sewer of record in Book 1717, page 30, Register's Office for Davidson County, Tennessee. Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445. Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, page 462, said Register's Office. Charter of Waterford Community Association, Inc. of record in Book 8711, page 701, said Register's Office. By-Laws of Waterford Community Association, Inc. of record in Book 8715, page 583, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, page 831, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, page 833, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, page 590, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1829 Merritt Street, Old Hickory, TN 37138

(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 my hand this 27th day of June, 2013.

Janice M. Gilbert Scurlock

Janice M. Gilbert Scurlock

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice M. Gilbert Scurlock, with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee this 27th day of June, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY