RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-15457

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$157,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2013.

Notary Public

My commission expires: May 16, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 07/08/13 16:17 3 pgs
Fees:18.00 Taxes:580.90
20130708-0070514

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kimberly A. Bittinger	Quicken Loans, Inc.	**Map 161-11-0-A Parcel 094-00co**
471 Huntington Ridge Drive	1050 Woodward Ave.	
Nashville, TN 37211	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debbie Winans-Lowe and James Lowe, wife and husband

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

Kimberly A. Bittinger , a single woman

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 Unit No. 94 on the Plan of Huntington Ridge Townhouses, a Planned Unit Development, as of record in Book 4675, Page 9, Revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Debbie Winans-Lowe, by Deed from Westminster Homes, Inc., of record in Book 11369, Page 41, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of Debbie Winans-Lowe, pursuant to a Power of Attorney executed by her on the 27th **day of** June, 2013, **of record in Instrument No.** 20130708-0070513, **Register's Office for Davidson County, Tennessee.**

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **471 Huntington Ridge Drive, Nashville, TN 37211**

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 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/our hand(s) this 3rd day of July, **2013.**

Debbie Winans-Lowe by James Lowe, Attorney

Debbie Winans-Lowe by James Lowe, Attorney-in-Fact

James Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, **2013.**

Notary Public

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **James Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Debbie Winans-Lowe**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Debbie Winans-Lowe**, for the purpose therein contained, by signing the name of **Debbie Winans-Lowe**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, **2013.**

Notary Public

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

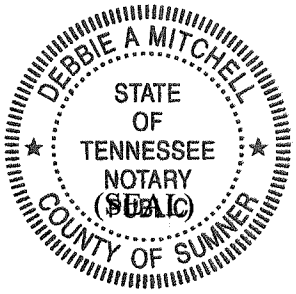
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell

Notary Public

My Commission Expires: April 19, 2017