BILL GARRETT, Davidson County
Trans:T20130074394 DEEDWARR
Recvd: 08/28/13 10:48 2 pgs
Fees:13.00 Taxes:542.05

20130828-0090721

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION [illegible]
GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16568

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derik McCabe	Quicken Loans, Inc.	064-13-OA-031.00
(NAME)	(NAME)	
636 Hardin Shire Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-4200	Detroit, MI 48226	
(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, **Delmus Massey, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Derik McCabe , a single man**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 31, on the plan of The Villages at Southfork, as of record in Plat Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Delmus Massey, an unmarried man by Deed from Pam Teller, an unmarried woman, dated 01/23/2006 and filed for record on 01/30/2006 in Instrument 200601300011237, Register's Office for Davidson County, Tennessee. The said Delmus Massey having since married.
Krystal M. Massey joins in this conveyance to convey any and all rights Krystal M. Massey may have in this property.

All matters as set forth per Plat Book 6900, Page 482, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7390, Page 454, said Register's Office.
Charter of record in Book 7174, Page 613, said Register's Office. Charter Amendment of record in Book 7536, Page 745, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7470, Page 820, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 636 Hardin Shire Drive, Old Hickory, TN 37138-4200

(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 23rd day of August, 2013.

Delmus Massey

Delmus Massey

Krystal M Massey

Krystal M. Massey

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delmus Massey and Krystal M. Massey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of August, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027