WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

Subscribed and sworn to before me, this 9th day of September, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-30-17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Dunn and Maria Dunn	Quicken Loans	155-08-0-A
(NAME)	(NAME)	(MAP)
7025 Poplar Creek Trace	1050 Woodward Ave	017.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	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 consideration, the receipt of which is hereby acknowledged, I/we, Roderick C. Macgregor and Ginger Macgregor, both unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Dunn and Maria Dunn, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase 1 of Poplar Creek Estates of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roderick C. Macgregor and wife, Ginger Macgregor by Deed from Alex Bonner and wife, Susan Bonner of record in Book 8477, page 365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7025 Poplar Creek Trace, Nashville, Tennessee 37221

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.

BILL GARRETT, Davidson County
Trans:T20130078604 DEEDWARR
Recvd: 09/11/13 09:41 3 pgs
Fees:18.00 Taxes:895.40
20130911-0095749

Witness my/our hand(s) this 9th day of September, 2013.

Roderick C. Macgregor

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Roderick C. Macgregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Chase Bank in Carefree, Arizona, on this the 9 day of September, 2013.

Notary Public

My Commission Expires: November 1, 2016

ANDREW BERMAN
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 1, 2016

Ginger Macgregor

Witness my/our hand(s) this _____ day of September, 2013.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ginger Macgregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of September, 2013.

Notary Public

My Commission Expires: 7-30-17

TAMIRA J. RYSKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my/our hand(s) this _____ day of September, 2013.

Roderick C. Macgregor

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Roderick C. Macgregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____ on this the _____ day of September, 2013.

Notary Public

My Commission Expires:

Ginger Macgregor

Witness my/our hand(s) this 9th day of September, 2013.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ginger Macgregor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of September, 2013.

Notary Public

My Commission Expires: 7/20/2015

John M. Wells
State of Tennessee Notary Public
Davidson County