Register Return to: **Land Title** South Inc. **3326 Aspen Grove** **Suite 400** **Franklin, TN** 37067 **WARRANTY DEED** B-SR-13-504	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00 Leslie McCallum Affiant Subscribed and sworn to before me, this 11th DAY OF October, 2013. Suzanne Thomas Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SUZANNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 18, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lei M. Bridwell	Quicken Loans	
504 Leslie Ann Court	(NAME) 1050 Woodward Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit MI 48226	75-12-0B-057.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROLAND E. BAINBRIDGE AND KATHLEEN BAINBRIDGE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEI M. BRIDWELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF FIRST REVISION, PHASE TWO - SECTION THREE, BROOKSIDE WOODS, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT IN INSTRUMENT NO. 20000512-0048125, 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 ROLAND E. BAINBRIDGE AND KATHLEEN BAINBRIDGE, HUSBAND AND WIFE BY DEED FROM RICHARD MARK DURRANCE AND HELEN DURRANCE, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20060427-0048586 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 21, 2006, RECORDED APRIL 27, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 200005120048125 (WHICH VOIDED AND VACATED PRIOR PLAN IN PLAT BOOK 9700, PAGE 916); PLAT BOOK 9700, PAGE 362; BOOK 10444, PAGE 213, AS AMENDED IN BOOK 11103, PAGE 156 AND BOOK 11453, PAGE 900; BOOK 10451, PAGE 506; BOOK 11450, PAGE 112; BOOK 5609, PAGE 627; BOOK 11125, PAGE 436; BOOK 11497, PAGE 577, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 504 Leslie Ann Court, Hermitage, Tennessee 37076

(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 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 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:T20130089861 DEEDWARR
Recvd: 10/18/13 10:51 2 pgs
Fees:13.00 Taxes:619.75
20131018-0109005

Witness my/our hand(s) this 11th day of October, 2013.

Roland E. Bainbridge by Jon Sheridon, Attorney in fact

Roland E. Bainbridge by Jon Sheridon,
Attorney in Fact

Kathleen Bainbridge by Jon Sheridon, Attorney in fact

Kathleen Bainbridge by Jon Sheridon,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JON SHERIDON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROLAND E. BAINBRIDGE AND KATHLEEN BAINBRIDGE and who acknowledged he/she/they executed the same as the free act and deed of the said ROLAND E. BAINBRIDGE AND KATHLEEN BAINBRIDGE.

Witness my hand and official seal, this the 11th day of October, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-a-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903