

BILL GARRETT, Davidson County
Trans:T20140021679 DEEDWARRSP
Recvd: 04/01/14 10:35 2 pgs
Fees:13.00 Taxes:1080.03
20140401-0026758

G-25789-4, Box 14
Map 109-08-0-A,
Parcel 028.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $291,900.00.

Brenda R Hohman
Affiant

Subscribed and sworn to before me this the 28th day of March, 2014.

My Commission Expires: 5/30/2017

Christine Marie Westmaas
Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
William G. Hornyak	Quicken Loans, Inc.
(Name)	(Name)
3029 Cooks Landing Court	1050 Woodward Avenue
(Street Address)	(Street Address)
Hermitage, TN 37076	Detroit, MI 48226
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Citizens Homes, Inc., a Delaware corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **William G. Hornyak, an unmarried man and Lori Lynn Friday, an unmarried woman, joint tenants with full rights of survivorship**, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Final Plat of Cooks Landing Subdivision, a Planned Unit Development, as of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Citizens Homes, Inc., a Delaware corporation by Deed from Cook's Landing, a Tennessee general partnership, of record in Instrument No. 20130523-0052245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions:
(1) The Plan of record in Instrument No. 20110510-0035834, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions and By-Laws for Cooks Landing, of record in Instrument No. 20111215-0097520, Register's Office for Davidson County, Tennessee.
(3) Conveyance of Open Space to Cook's Landing Homeowners' Association, Inc., of record in Instrument No. 20130913-0096776, Register's Office for Davidson County, Tennessee.
(4) Charter of Cook's Landing Homeowners' Association, Inc., of record in Instrument No. 20130904-0093368, Register's Office for Davidson County, Tennessee.
(3) Metro Letter as to sewage soil absorption system of record in Book 5665, Page 843, Register's Office for Davidson County, Tennessee.
(4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070712-0082836, Register's Office for Davidson County, Tennessee.
(5) Taxes for current year, which have been prorated and assumed by the Grantees herein.

THIS is improved property, known as: 3029 Cooks Landing Court, Hermitage, TN 37076.

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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 28th day of March, 2014.

CITIZENS HOMES, INC., a Delaware corporation

BY: _____
David L. Hughes, Division President of Nashville

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Hughes, 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 Division President of Nashville of CITIZENS HOMES, INC., the within-named bargainor, a Delaware corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of March, 2014.

My Commission Expires: 11/6/17

_____
Notary Public

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY