BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144235

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2014.

NOTARY PUBLIC

My commission expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140035009 DEEDWARR
Recvd: 05/20/14 10:36 2 pgs
Fees:13.00 Taxes:514.30
20140520-0043218

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta Jean Eaton 607 Berlin Drive Nashville, TN 37221	Quicken Loans Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	142100B07900

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand and 00/100 Dollars ($139,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KYLE MCMASTER, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LORETTA JEAN EATON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 79, as shown on the map entitled the plan of Belle Meade Pointe, Phase II, of record in Plat Book 6250, Page 797, 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 Kyle McMaster, an unmarried man, by Warranty Deed from Brennan Frances Mooney and wife, Erica Mooney and Lynne E. Mooney, unmarried, dated 3/22/2012, recorded 3/27/2012, of record in Instrument No. 20120327-0026023, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 607 Berlin Drive, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of May, 2014.

Kyle McMaster by Lisa Stinson
his attorney in fact

KYLE MCMASTER BY LISA STINSON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of May, 2014, before me, appeared Lisa Stinson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Kyle McMaster, and that said instrument was signed in behalf of the said Kyle McMaster by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

My commission expires: 12/23/2014