WARRANTY DEED

ET-14-3337

RACHEL NEAL
NOTARY PUBLIC
OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer J. Lipps	Quicken Loans, Inc.	
1006 Kirby Dr	(NAME) 1050 Woodward Avenue	107-14-0-152.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Detroit, MI 48226-1906	
(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 EVAN MOSS TERESA MOSS, HUSBAND AND WIFE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER J. LIPPS, A SINGLE WOMAN,, 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 109, MIRO MEADOWS, as shown on plat of record in Plat Book 1424, Pages 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Evan Moss and Teresa Moss, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 11th day of January, 2011 in Instrument No. 20110111-0002813, in the Register's Office of Davidson County, Tennessee.

This property having never been the principal residence of the said grantors.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1006 Kirby Dr, Nashville, Tennessee 37217
(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.

Witness my/our hand(s) this 15th day of August, 2014.

Evan Moss

Teresa Moss

BILL GARRETT, Davidson County
Trans:T20140061441 DEEDWARR
Recvd: 08/20/14 09:22 2 pgs
Fees:13.00 Taxes:403.30

20140820-0075518

STATE OF Tennessee

COUNTY OF Wilson

On this the 15th day of August, 2014, before me personally appeared Evan Moss Teresa Moss, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2014.

Notary Public

My Commission Expires: 10/26/16

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520