Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

(1)

BILL GARRETT, Davidson County
Trans:T20140064871 DEEDWARR
Recvd: 09/02/14 13:33 3 pgs
Fees:18.00 Taxes:600.88

20140902-0079786

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Alex Gillott and Brittany Gillott, husband and wife,** hereinafter referred to as "Grantors", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ricarda Garcia and Adnane Khalil, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-2, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 4595, Page 74 and Book 5200, Page 54, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in the Master Deed of record in Book 5289, Page 515 and amended in Book 5292, Page 958, and amended in Book 5293, Page 612, and amended in Book 7802, Page 299, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alex Gillott and Brittany Demauro, husband and wife by Warranty Deed dated 04/30/2012 from Opal Lee Dodd Workman formerly known as Opal Lee Dodd, and Lillian Marie Malliard of record in Instrument 201205020037560, Register's Office for Davidson County, Tennessee.

Map & Parcel: 131020A00200CO

This property is known as: **2116 Hobbs Road, Unit A2, Nashville, TN 37215-6606**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 28th day of August, 2014.

Alex Gillott -Grantor

Brittany Gillott fka Brittany Demauro -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Gillott and Brittany Gillott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2014.

NOTARY PUBLIC

My Commission Expires:
12/27/16

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Ricarda Garcia and Adnane Khalil	Quicken Loans, Inc.
2116 Hobbs Rd., Unit A2	1050 Woodward Ave
Nashville, TN 37215-6606	Detroit, MI 48226

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$162,400.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Seal)

Affiant

Notary Public

My commission expires: 09-19-2016