BILL GARRETT, Davidson County
Trans:T20140073077 DEEDWARR
Recvd: 09/29/14 15:37 2 pgs
Fees:13.00 Taxes:647.50
20140929-0089646

# Warranty Deed

| | |
|---|---|
| ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $175,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of September, 2014<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Adam Wakitsch<br>Crystal Wakitsch | Quicken Loans | |
| 4708 Log Cabin Road | 1050 Woodward Avenue | 06108002700 |
| Nashville, TN 37216 | Detroit, MI 48226-1906 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD L. BROOKS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM WAKITSCH AND CRYSTAL WAKITSCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, according to a survey made by L.D. Justice, Surveyor, July 1, 1944, and being Lot No. 10 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, described as follows:

Beginning at a point in the easterly margin of Log Cabin Road at the common corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 186 feet to the westerly line of Lot No. 16; thence with the westerly line of Lot No. 16 northwardly 112 feet to the westerly line of Lot No. 17 and the common corner of Lots Nos. 9 and 10; thence with the line between said two lots, southwardly 214 feet to the easterly margin of Log Cabin Road; thence with the easterly margin of said Road, southwardly 110 feet to the point of beginning.

Being the same property conveyed to Ronald L. Brooks and wife, Debra S. Brooks by deed from Calvin E. Parkhurst and wife, Dorothy E. Parkhurst of record in Book 9265, page 734, Register's Office for Davidson County, Tennessee, dated February 28, 1994 and recorded on March 3, 1994.

Being the same property conveyed to Ronald L. Brooks by deed from Debra S. Brooks of record in Instrument No. 20010904-0095051 Register's Office for Davidson County, Tennessee, dated August 21, 2001 and recorded on September 4, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4708 Log Cabin Road, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2014.

Ronald L. Brooks

**Ronald L. Brooks**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald L. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2014.

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires