14-1-228

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Leslie McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Brewster, Jr.	Quicken Loans, Inc.	Parcel ID:
3216 Cynthia Lane	1050 Woodward Ave.	05014019300
Nashville, TN 37207	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Steven Turner, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Anthony Brewster, Jr. and Victoria Brewster, husband and wife
hereinafter called the GRANTEES, 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, being Lot No. 286 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 286 fronts 75 feet on the easterly side of Cynthia Lane and extends back 137.3 feet on the northerly line and 135.4 feet on the southerly line to a dead line measuring 82.9 feet thereon.

Being the same property conveyed to Steven Turner, married, by deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), of record in Instrument 20140123-0006326, dated January 14, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3300, Page 5, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Steven Turner and Steven M. Turner being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3216 Cynthia Lane, Nashville, TN 37207

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of October, 2014.

Steven Turner

BILL GARRETT, Davidson County
Trans:T20140077679 DEEDWARR
Recvd: 10/15/14 11:28 2 pgs
Fees:13.00 Taxes:481.00
20141015-0095196

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.