BILL GARRETT, Davidson County
Trans:T20140079102 DEEDWARR
Recvd: 10/21/14 10:42 2 pgs
Fees:13.00 Taxes:725.20
20141021-0096885

WARRANTY DEED

SR14-1906

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/15/2017
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Ciraulo	QUICKEN LOANS	
1006 Ashmore Drive	(NAME) 1050 Woodward AVe	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Detroit, MI 48226-1906	161-06A-035.00CO
(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 JEFFREY B. BROUGHTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LORI CIRAULO, ~~UNMARRIED~~ *E. **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 Unit No. 35 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easments for Oakhill Townhomes, of record in Instrument Number 20070614-0071397, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey B. Broughton, an unmarried man by Deed from Centex Homes, a Nevada general partnership, of record in Instrument No. 20080109-0002713, Register's Office for Davidson County, Tennessee, dated January 4, 2008 and recorded on January 9, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20070705-0080241, Instrument No. 20070614-0071397, Instrument No. 20070614-0071397, as supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Instrument No. 20080908-0092190, Instrument No. 20070404-0040188 and Instrument No. 20070205-0014422; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1006 Ashmore Drive, Nashville, Tennessee 37211
(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 17th day of October, 2014.

Jeffrey B. Broughton

STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Warren

On this the 17th day of October, 2014, before me personally appeared Jeffrey B. Broughton 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 17th day of October, 2014.

Susan K. Young # 438354
Notary Public

My Commission Expires: 3/26/15

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959