WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087725 DEEDWARR
Recvd: 11/21/14 09:33 2 pgs
Fees:13.00 Taxes:675.25
20141121-0107295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/24/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Tinsley	Quicken Loans, Inc.	
(NAME)	(NAME)	133-13-99
520 Inwood Dr.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226-1905	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GENELL PRICE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA TINSLEY AND JOHN THOMAS TRUAX, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 34, PLAN OF ABBAY HALL, SECTION I, as shown on plat of record in Plat Book 2331, Page 18, 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 Genell Price, a single person by Warranty Deed from Virginia C. Crump, a widow, recorded on the 7th day of September, 1983 in Deed Book 6131, Page 820, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2331, Page(s) 18, said Register's Office; and (c) restrictive covenants of record in Book 2345, Page 514 and Book 2393, Page 627, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 520 Inwood Dr., Nashville, TN 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 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 19th day of November, 2014.

Genell Price
by J. Gregory Hardeman

Genell Price, By: J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of November, 2014, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Genell Price and acknowledged that he executed the same as the free act and deed of Genell Price.

Witness my hand and official seal at Nashville, Tennessee this 19th day of November, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public