File Boy 8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $459,900.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2014.

Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brooke Paugh	Quicken Loans, Inc.	Part of 10509035800
1815 B Elliott Avenue	1050 Woodward Avenue	
Nashville, TN 37203	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHERYL T. HERRON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BROOKE PAUGH, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Elliott Place, as established by the Declaration of Covenants, Conditions and Restrictions for Elliott Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140314-0021489, Register's Office for Davidson County, Tennessee, said unit being shown on Exhibit A to said Declaration, to which reference is hereby made for a more complete description and accurate location of said unit.

Being a portion of the same property conveyed to William M. Colson and wife, Katherine L. Colson by Warranty Deed from the Metropolitan Development and Housing Agency, of record in Book 5363, Page 623, Register's Office for Davidson County , Tennessee, dated November 8, 1978 and recorded on November 14, 1978.(Value or consideration as shown in aforementioned Deed $3,200.00)

Being a portion of the same property conveyed to William M. Colson by Quitclaim Deed from Katherine L. Colson, of record in Book 6856, Page 458 Register's Office for Davidson County , Tennessee, dated May 9, 1986 and recorded on May 14, 1986.(Value or consideration as shown in aforementioned Deed $0.00)

Being a portion of the same property conveyed to Cheryl T. Herron by Warranty Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20131206-0124237, Register's Office for Davidson County, Tennessee, dated December 5, 2013 and recorded on December 6, 2013.
(Value or consideration as shown in aforementioned Deed $235,000.00)Being also known as 1815 B Elliott Avenue, Nashville, TN 37203

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1815 B Elliott Avenue, Nashville, TN 37203.

BILL GARRETT, Davidson County
Trans:T20140094421 DEEDWARR
Recvd: 12/17/14 12:18 2 pgs
Fees:13.00 Taxes:1701.63
20141217-0115400

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of December, 2014.

Cheryl T. Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl T. Herron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2014.

My commission expires:

1/15/16

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public