WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,~~000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140095995 DEEDWARR
Recvd: 12/23/14 12:34 2 pgs
Fees:13.00 Taxes:340.40
20141223-0117389

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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
Cecilia Evans	Quicken Loans, Inc.	
(NAME)	(NAME)	
1515 Bridgecrest Drive Unit 226	1050 Woodward Ave.,	149-15-B-13 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226-1906	
(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, **DAVID E. SPIVEY AND MARY E. SPIVEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CECILIA EVANS, A SINGLE WOMAN,** 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. 226, on the Final Plat of Cambridge Forest Townhomes of record in Instrument No. 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David E. Spivey and Mary E. Spivey, Husband and Wife by Warranty Deed from Nicholas A. Chemsak and wife, Lacey R. Chemsak, recorded on the 27th day of April, 2006 in Instrument No. 20060427-0048455, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20020213-0018958, revised at Instrument No. 20020710-0083055 and re-recorded at Instrument No. 20040224-0020966, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20030806-0112013, Book 10332, Page 1 and Book 10774, Page 723, said Register's Office; (d) Charter of Cambridge Forest Homeowners Association recorded in Book 10343, Page 769, said Register's Office; (e) Easement for Telephone Lines, recorded in Book 1207, Page 529 and Easement for Road Right of Way, recorded in Book 1147, Page 148 and Easement for Sewers, recorded in Book 6881, Page 320 and Easement for Sewers and Drainage, recorded in Book 7453, Page 445 and Book 8795, Page 158 and Storm Drainage recorded in Book 7632, Page 962 and Book 10805, Page 497, and Grant of Easement recorded at Instrument No. 20121114-0104688, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1515 Bridgecrest Drive Unit 226, Antioch, TN 37013
(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 our hands this 22 day of December, 2014.

David E. Spivey

Mary E. Spivey

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 David E. Spivey and Mary E. Spivey, husband and wife, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122