WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150002155 DEEDWARR
Recvd: 01/09/15 10:49 2 pgs
Fees: 13.00 Taxes: 451.40

20150109-0002531

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00 --

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie D. McKay	Quicken Loans, Inc	084-10-0-015-00
(NAME)	(NAME)	
2206 Weona Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sharyl L. Martin, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephanie D. McKay, A single woman**
, hereinafter called the GRANTEE(S), their heirs and/or 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. 62, on the plan of A Subdivision of C.R. Quarles Lands, Maplecrest, as of record in Plat Book 1835, Page 27 & Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

INCLUDED, BUT EXPRESSLY EXCLUDED therefrom is the following property conveyed in Instrument No. 20030701-0091137, as corrected in Instrument No. 20090203-009368, in said Register's Office

Being the same property conveyed to Sharyl L. Martin by Warranty Deed dated 04/07/2005 from Johnny Ray Crumby and wife, Bonita C. of record in Instrument 200504190043313, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1835, Page 27 & Page 28, said Register's Office.

Agreement to Close and Abandon Two 20 Foot Alleys of record in Book 3436, Page 320, said Register's Office.

Deed of Conveyance of record in Instrument 200307010091137, as corrected in Instrument 200902030009369, said Register's Office.

Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2206 Weona Drive, Nashville, TN 37214

(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/or 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/or 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 7th day of January, 2015.

Sharyl L. Martin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharyl L. Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of January, 2015.

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122