# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Ashley Muller | Quicken Loans, Inc. | Parcel ID: |
| 826 Brooks Ave. | 1050 Woodward Ave. | 04305027200 |
| Madison, TN 37115-2823 | Detroit, MI 48226-1906 | |

FOR AND IN 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

**Joshua Paul McDaniel and wife, Kelley Renee' McDaniel**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Ashley Muller, an unmarried 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. 3 on the Plan of First Revision of Lots 5, 6 & 7, Crestview Estates, of record in Instrument 20060830-0107343, Register's Office for Davidson County,Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joshua Paul McDaniel and Kelley Renee' McDaniel, as husband and wife, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument 20120524-0045157, said Register's Office, dated May 23, 2012.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060830-0107343, said Register's Office; (3) Sewer and Drainage Easement to Metro Government of record in Book 4854, Page 643, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 826 Brooks Ave., Madison, TN 37115-2823

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 29th day of January, 2015.

Joshua Paul McDaniel

Kelley Renee' McDaniel

BILL GARRETT, Davidson County
Trans:T20150007555 DEEDWARR
Recvd: 01/30/15 11:06 2 pgs
Fees:13.00 Taxes:428.83
20150130-0008949

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 Joshua Paul McDaniel and Kelley Renee' McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.