BILL GARRETT, Davidson County
Trans:T20150007988 DEEDWARR
Recvd: 02/02/15 11:40 2 pgs
Fees:13.00 Taxes:665.63
20150202-0009468

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 30 day of January, 2015.

Notary Public
My commission expires: 9/10/18

05-1412-66457

Address of New Owner:	Send Tax Bills to:	Tax Information
Sven A. Ericson 1416 Joe Pyron Drive a/k/a 200 Chesterton Court Madison TN 37115	Quicken Loans Inc 1050 Woodward Avenue Detroit, MI 48226-1906	053-13-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael McLemore and Amber McLemore, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sven A. Ericson, a single man and Matthew J. Tucker, a single man, hereinafter called the Grantees, their successors 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. 136, on the Plan of Phase 1, Kimbolton, of record in Book 6900, Pages 276, 277, and 278, as amended in Book 7577, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Velotta and wife, Amber R. Velotta by Warranty Deed from Blake E. Holder and Sandra K. Holder, dated September 22, 2009, recorded September 24, 2009, of record in Instrument No. 20090924-0088971, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amber McLemore by Quitclaim Deed from Nicholas Velotta and Amber (Velotta) McLemore, dated November 7, 2014, recorded January 8, 2015, of record in Instrument No. 20150108-0001891, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael McLemore and Amber McLemore, husband and wife by Quitclaim Deed from Amber McLemore, a married woman, dated December 19, 2014, recorded January 12, 2015, of record in Instrument No. 20150112-0002725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1416 Joe Pyron Drive a/k/a 200 Chesterton Court, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of January, 2015.

Michael McLemore

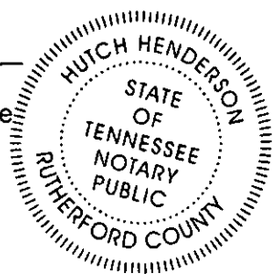
Amber McLemore

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael McLemore and Amber McLemore, 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 in Hendersonville, TN, this 30th day of January, 2015.

Hutch Henderson
State of Tennessee at Large



My Commission expires 04/17/16