WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021054 DEEDWARR
Recvd: 03/23/15 14:13 2 pgs
Fees:13.00 Taxes:741.48
20150323-0024857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 9-20-17
(AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Derek Ladd	Quicken Loans	116 03 0B 135.00
(NAME)	(NAME)	
4505 Harding Pike, Apartment 135	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville 37205	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand Four Hundred And No/100 Dollars ($200,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stanley A. Kweller and Virginia Kweller, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Derek Ladd**, 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 Unit No. 135 on the Plan of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stanley A. Kweller and Virginia R. Kweller, husband and wife by Warranty Deed from Ann Elizabeth-Lamp Arians, unmarried dated March 16, 2011 and recorded March 17, 2011 as Instrument No. 20110317-0020951, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4505 Harding Pike, Apartment 135, Nashville, TN 37205

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, has 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 16th day of March, 2015.

Stanley A. Kweller

Virginia Kweller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

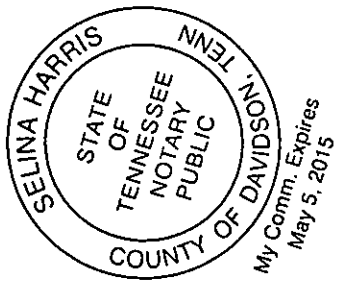
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Stanley A. Kweller and Virginia Kweller, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public

My Commission Expires: May 5, 2015

(SEAL)



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