WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00

Affiant

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015

Notary Public:

MY COMMISSION EXPIRES: 11/5/18
(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:
Andrew Effinger	Quicken Loans, Inc.	Parcel ID:
7705 Riverview Bend Drive	1050 Woodward Ave.	126160A55300CO
Nashville, TN 37221	Detroit, MI 48226	

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

Anthony J. Recinella and wife, Christine Recinella

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

Andrew Effinger and wife, Tarrah Effinger

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. 345 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument 20050706-0077607, corrected in Instrument 20070330-0038464, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Anthony J. Recinella and wife, Christina Recinella by deed from The Craig Company, a Tennessee Corporation, of record in Instrument 20060425-0047400, dated April 21, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502 and 20011105-0121083, said Register's Office.

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 20050706-0077607, corrected in Instrument 20070330-0038464, 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 7705 Riverview Bend Drive, Nashville, TN 37221

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 23rd day of March, 2015.

Anthony J. Recinella

Christine Recinella

BILL GARRETT, Davidson County
Trans:T20150022358 DEEDWARR
Recvd: 03/27/15 08:21 2 pgs
Fees:13.00 Taxes:1139.60
20150327-0026356

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony J. Recinella and Christine Recinella, 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 this 20 day of March, 2015.

My Commission Expires: 4/28/18

Anil Abbasi
Notary Public

