WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024860 DEEDWARR
Recvd: 04/06/15 10:49 2 pgs
Fees:13.00 Taxes:4347.50
20150406-0029419

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

O-VRES-15-4943

PREPARED BY: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd D. Lunsford and Christine G. Lunsford	**Quicken Loans, Inc.**	
(NAME) **4943 Tyne Valley Blvd**	(NAME) **1050 Woodward Avenue**	**146-05-0-017.00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Detroit, MI 48226-1906**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT W. ROYER, A MARRIED PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TODD D. LUNSFORD AND CHRISTINE G. LUNSFORD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 41 on the Plan of Treemont of record in Plat Book 6250, Page (s) 895 through 897, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Royer, a married person by General Warranty deed from Michael Craig Warren and wife, Denise Wilder Warren of record in Instrument No. 20061010-0125771 Register's Office for Davidson County, Tennessee, dated October 09, 2006 and recorded on October 10, 2006.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2015 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 895 through 897, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6833, Page 594 and Book 6833, page 601, as amended in Book 8259, page 498 and amended and restated in Instrument No. 20051202-0145241, Instrument No. 20100212-0011250, Instrument No. 20061207-0151539, Register's Office for Davidson County, Tennessee.
- By-Laws of Treemont of record in Book 6833, Page 620, in the Register's Office for Davidson County, Tennessee.
- Charter of Treemont Homeowner's Association of record in Book 6833, Page 617 and Book 6840, Page 509, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Road of record in Book 6833, Page 633, in the Register's Office for Davidson County, Tennessee.
- Easement for Bridle Path of record in Book 1066, Page 274, in the Register's Office for Davidson County, Tennessee.
- Revised By-Laws of Treemont Homeowners Association of record in Instrument Number 20121025-0097770 and 20061207-0151540, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of record in Instrument Number 20061207-0151538, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4943 Tyne Valley Blvd., Nashville, Tennessee 37220 (aka 4943 Tyne Ridge Court, Nashville, TN 37220.)**.

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 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 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/our hand(s) this the 1st DAY OF APRIL, 2015.

Robert W. Royer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. ROYER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

