Davidson County DEEDWARRSP
Recvd: 04/06/15 12:06 6 pgs
Fees:33.00 Taxes:666.00
20150406-0029553

Return to:
Title Source, Inc., 662 Woodward Avenue, Detroit, MI 48226

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 59822935-291,2884

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Quicken Loans, Inc., a _____ Corporation,** for One Hundred Eighty Thousand Dollars ($180,000.00) and other valuable consideration paid, warrants the title against all person all persons claiming under me and does hereby conveys unto the Grantee(s), **Wanxia Zhao, a married woman,** whose address is 7020 Still Spring Hollow Drive, Nashville, Tennessee 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 310 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that they are lawfully seized and possessed of the above described real estate, that it has good right to sell and convey the said real property said the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 141-050A-31000CO
Street address of property: 677 Wolfeboro Lane, Nashville, TN 37221
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20140124-0006800 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Wanxia Zhao, 677 Wolfeboro Lane, Nashville, TN 37221

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Property Address: 677 Wolfeboro Ln Nashville, TN 37221
Tax Parcel: 141050A31000CO

Oath of Consideration

I or we, Nicole C Nash the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 180,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 27 day of March, 2015.

Signatures of Affiant(s):

Nicole C Nash

Sworn and subscribed before me this 27. day of March., 2015.

Notary Public

HANA ALAZAZI
Notary Public - Michigan
Wayne County
My Commission Expires Feb 10, 2019
Acting in the County of Wayne

Property Address: 677 Wolfeboro Ln Nashville, TN 37221
Tax Parcel: 141050A31000CO

Oath of Consideration

I or we, WANXIA ZHAO, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 27 day of March, 2015.

Signatures of Affiant(s):

x _____

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed before me this 27 day of March, 2015

_____
Notary Public

Signed this 27 day of March, 2015.

Signature of Quicken Loans, Inc.:

By:_____(Seal)

Printed Name: _____

As:_____

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 27 day of March, 2015 before me, the subscriber, a Notary Public in and for said state, personally came WANXIA ZHAO in the capacity of NOTARY for Quicken Loans, Inc., in the foregoing Agreement, and acknowledged by the signing thereof to be his or her voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public
My Commission Expires: 11-05-17

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Signed this 27 day of March, 2015.

Signature of Quicken Loans, Inc.:

By: Nicole C. Malik (Seal)

Printed Name: Nicole C. Malik

As: loss mitigation officer

STATE OF Mi, COUNTY OF Wayne, SS:

BE IT REMEMBERED That on this 27 day of March, 2015 before me, the subscriber, a Notary Public in and for said state, personally came Nicole Malik in the capacity of ~~Nicole Malik~~ Loss Mitigation Officer for Quicken Loans, Inc., in the foregoing Agreement, and acknowledged by the signing thereof to be his or her voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
My Commission Expires:

HANA ALAZAZI
Notary Public - Michigan
Wayne County
My Commission Expires Feb 10, 2019
Acting in the County of Wayne

True Copy Certification

I, Robert Beck, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of MICHIGAN

County of WAYNE

Personally appeared before me, A. Linsangan, a notary public for this county and state, Robert Beck who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 16, 2018
Notary' Seal (if on paper)

A. LINSANGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 16, 2018
Acting in the County of Wayne