15.1.095

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $125,500.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2015.

Notary Public
My commission expires: My Commission Expires October 30, 2016

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

04-1503-55486

My Commission Expires October 30, 2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Virgil M. Riley	Quicken Loans, Inc.	151-10-0-A-1505
Brookchase Court	1050 Woodward Avenue	216.00-CO
Antioch TN 37013	Detroit, MI 48226-1906	

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, Ryan Kesey, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Virgil M. Riley, an unmarried man and Eiko R. Lawrence, an unmarried woman, 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. 196, on the Plan of Phase 2, Villages of Long Hunter, of record in Instrument No. 20020515-0059732, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Kesey, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated February 7, 2012, recorded February 8, 2012, of record in Instrument No. 20120208-0011155, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 1505 Brookchase Court, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20150028256 DEEDWARR
Recvd: 04/15/15 11:45 2 pgs
Fees:13.00 Taxes:464.35

20150415-0033281

WITNESS my hand this 13th day of April, 2015.

Ryan Kesey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Kesey, 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 in Smyrna, TN, this 13th day of April, 2015.

Notary Public
State of Tennessee at Large

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 5/23/16