WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030786 DEEDWARR
Recvd: 04/23/15 10:39 2 pgs
Fees:13.00 Taxes:650.83
20150423-0036406

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KIMIE PERRY COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April 2015

Notary Public

MY COMMISSION EXPIRES: 5/3/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sonia Moore, an unmarried woman	Quicken Loans Inc.	064 16 0E 046.00
(NAME)	(NAME)	
533 Griffin Circle	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand Nine Hundred And No/100 Dollars ($175,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Josie Smith Hayes, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonia Moore, an unmarried woman**, 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 all of Unit 46, in Building 13, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 200610250132473 and amended in Instrument No. 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Josie Smith Hayes, a single person by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company dated November 15, 2007 and recorded November 19, 2007 as Instrument No. 20071119-0135075, 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 533 Griffin Circle, Hermitage, TN 37076

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 20th day of April, 2015.

Josie Smith Hayes

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Josie Smith Hayes, a single personthe 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 20th of April, 2015.

Notary Public

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

File Number: MTJ-151095