WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036580 DEEDWARR
Recvd: 05/12/15 10:35 2 pgs
Fees:13.00 Taxes:362.60
20150512-0043337

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donnelle R. Weller	Quicken Loans Inc	
(NAME)	(NAME)	
10437 Hauser Street	1050 Woodward Avenue	05303029400
(ADDRESS)	(ADDRESS)	
Lenexa, KS 66215	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David L. Drummond, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donnelle R. Weller and Daniel R. Weller, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being all of Lot 239 on the Plan of Village of Old Hickory, Section "C", of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David L. Drummond by Cash Deed from, The Secretary of Housing a nd Urban Development, dated 09/04/2013, of record in Instrument No. 20130909-0094978, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record as Plat Book 1424, Page 66, Davidson County, in the state of Tennessee.

Easement of record in Book 1847, Page 624, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.
Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1502 Elliston Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 11th day of May, 2015.

David L. Drummond

State of Tennessee
County of Wilson

Personally appeared before me David L. Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122