BILL GARRETT, Davidson County
Trans:T20150043517 DEEDWARR
Recvd: 06/03/15 13:04 2 pgs
Fees:13.00 Taxes:999.00
20150603-0051817

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Notary Public

My commission expires:

CONSTANCE M. PIFER
NOTARY PUBLIC • STATE OF OHIO
Recorded in Stark County
My commission expires Apr. 21, 2018

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suzannah Burks	**Quicken Loans Inc.**	**Map\Parcel: 061-07-0-138.00**
1001 Gwynn Drive	**1050 Woodward Avenue**	
Nashville, TN 37216	**Detroit, MI 89074**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

American Home Buyers Network, Inc., a Nevada corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suzannah Burks, 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 Lot No. 15 on the Plan of Block D, on the Plan of Broadmoor, Section No. 1 of record in Plat Book 547, Pages 161 and 162, 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 further conveyed to American Home Buyers Network, Inc. by Warranty deed from Wilma Sawyer, unmarried of record in Instrument No. 20140624-0055137 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 24, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved property known as **1001 Gwynn Drive Nashville, TN 37216.**

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 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 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 my hand this 29th day of May, 2015.

American Home Buyers Network, Inc., a Nevada corporation

Pres. AHBN

By: Mark Everitt, President

STATE OF Ohio
COUNTY OF Stark

Personally appeared before me, a Notary Public of said County and State, Mark Everitt, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is the President of American Home Buyers Network, Inc. and that his is authorized by American Home Buyers Network, Inc. to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of May, 2015.

CONSTANCE M. PIFER
NOTARY PUBLIC • STATE OF OHIO
Recorded in Stark County
My commission expires Apr. 21, 2016

Constance M. Pifer
Notary Public

My Commission Expires:_____

File #: 150115
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027