Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2015.

Notary Public
My commission expires: 5/8/18

BILL GARRETT, Davidson County
Trans: T20150044029 DEEDWARR
Recvd: 06/04/15 14:07 2 pgs
Fees: 13.00 Taxes: 1036.00
20150604-0052448

WILLIAMSON COUNTY, TN
ANGELA Y. POSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Barrett Scott Baxter	New Owner	172080051.00
451 Kinhawk Drive	Quicken Loans	
Nashville, TN 37211	1050 Woodward Ave	
	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Onetha E. Clapp Lee, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Barrett Scott Baxter and Elaine Baxter, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Forest Acres Estates Sec 2, of record in Book 4175, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Onetha E. Clapp (Lee), by Quitclaim Deed from Marvin Lee, recorded on August 6, 2007 in Instrument Number 20070806-0093241, Register's Office for Davidson County, Tennessee.

This property is improved property known as **451 Kinhawk Drive, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Book 4424, Page 976, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) Easements of record in Book 7614, Page 10, Register's Office for Davidson County, Tennessee; (4) all matters appearing of record in Plat Map Book 4175, Page 128, Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 2nd day of June, 2015.

Onetha E Clapp Lee

Onetha E. Clapp Lee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Onetha E. Clapp Lee** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of June, 2015.

Notary Public

My Commission expires: 3.8.16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015053622