Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1247

BILL GARRETT, Davidson County
Trans:T20150055246 DEEDWARR
Recvd: 07/08/15 15:08 2 pgs
Fees:13.00 Taxes:860.25
20150708-0066378

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Anthony Quarin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Corey Higgins, a single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot 81, on the plan of Bradford Hills, Section Nine, of record in Plat Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Anthony Quarin, unmarried, by Warranty Deed from Kevin John Pataluna, unmarried, dated April 25, 2007, of record as Instrument No. 20070502-0052629, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 224 Burgandy Hill Road, Nashville TN, 37211.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 1st day of July, 2015.

Michael Anthony Quarin

State of Tennessee )
County of Davidson)

On this 1st day of July, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Anthony Quarin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

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

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 232,500.00.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Affiant

Sworn and subscribed before me on this the 1st day of July, 2015.

Notary Public

My Commission Expires: 3/2/17

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Corey Higgins | Quicken Loans | 172-12-A-147.00 |
| 224 Burgandy Hill Road | 1050 Woodward Avenue | |
| Nashville, TN 37211 | Detroit, MI 48226-1906 | |