BILL GARRETT, Davidson County
Trans:T20150056001 DEEDWARR
Recvd: 07/10/15 11:00 2 pgs
Fees:13.00 Taxes:680.80
20150710-0067256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 7TH DAY OF JULY, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Clay and Carol Ann Clay, husband and wife	Quicken Loans, Inc.	034070A07500CO
	(NAME)	
197 London Lane	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Allan D. Wyer, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William S. Clay and Carol Ann Clay, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 57, PHASE 4, SECTION 4, HARBOR VILLAGE, REVISION 1 AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT NUMBER 20030611-0080857 AND AMENDED IN PLAT INSTRUMENT NUMBER 20030723-0102986, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALLAN D. WYER AND GLENDA F. WYER, HUSBAND AND WIFE BY WARRANTY DEED FROM NEWMARK HOMES, LP, DATED AUGUST 26, 2005 AND FILED IN INSTRUMENT NUMBER 20050912-0109486, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GLENDA F. WYER HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 271 Harbor Village Drive, Madison, TN 37115
(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 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, 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/our hand(s) this 7th day of July, 2015.

WARRANTY DEED
(Continued)

Allan D. Wyer

STATE OF Illinois

COUNTY OF Vermilion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allan D. Wyer, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2015.

Margaret Miller
Notary Public

My Commission Expires:

MARGARET MILLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 14, 2016

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072