WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064690 DEEDWARR
Recvd: 08/05/15 09:13 2 pgs
Fees:13.00 Taxes:418.84
20150805-0077671

Y-QL-15-701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 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

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sojourner X. Groves	**Quicken Loans Inc.**	
(NAME)	(NAME)	
701 E Campbell Road	**1050 Woodward Avenue**	**04203009000**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JERRY HARLAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOJOURNER X. GROVES, A MARRIED WOMAN AND QUINTON GROVES, HER HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being described according to a copy of a survey thereof made by George W. Watkins, Surveyor, September 24, 1953, as follows; to-wit:

Beginning at a point on the southerly margin of Campbell Road, at an iron pin which is 25.9 feet west of a stake in the center line of a proposed 50 foot road; thence along a line of a parallel to the center line of said proposed road and 25 feet therefrom, South 0 degrees 45' East 350 feet to an iron pin; thence North 75 degrees 15 ' West 222.3 feet to an iron pin in a fence line; thence with said fence line, North 0 degrees 30' East 350 feet to a stake in the south margin of Campbell Road, South of a railroad spike in the center line of said road; thence with the margin of said road, South 75 degrees 15' East216.9 feet to the beginning, containing 1.73 acres, more or less.

Being the same property conveyed to Jerry Harlan by Trustee's Deed deed from William P. Jones, as Substitute Trustee of record in Book 8043, page 53, Register's Office for Davidson County, Tennessee, dated January 30, 1990 and recorded on February 9, 1990. Grantor's spouse joins in this conveyance to convey and and all interest she may have in said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 E Campbell Road, Madison, Tennessee 37115**.

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; 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 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 the 3rd DAY OF AUGUST, 2015.

Jerry Harlan

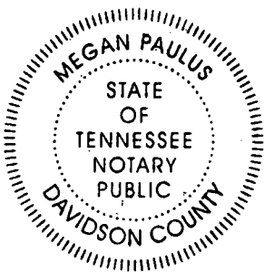
Wanda Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY HARLAN and WANDA HARLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212