Prepared by:
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Davidson County DEEDWARR
Recvd: 08/19/15 09:55 3 pgs
Fees:18.00 Taxes:617.90
20150819-0083429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 18 day of August 2015.

Notary Public
My commission expires: 2-25-19

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew S. Quinn	McGlone Mortgage Company, Inc.	182060A33900CO
8912 Ristau Ct.	3701 E. Evergreen Dr., Suite 500B	
Antioch TN 37013	Appleton, WI 54913	

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 John Garrett Hestla, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Andrew S. Quinn, an unmarried person 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:

Being all of Lot No. 276, on the Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as shown on the plat appearing of record in Instrument No. 20070516-0058484, of the Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to John Garrett Hestla, an unmarried man by deed dated June 30, 2014 from Paul J. Ford, a single person of record in Instrument No. 20140709-0060199, Register's Office for Davidson County, Tennessee and corrected in affidavits of record in Instrument No. 20140915-0084041 and 20150803-0076499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee 4) Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 5) Charter of Old Hickory Hill's Homeowner's Association of record in Instrument No. 20020123-0009417

This property is improved property known as 8912 Ristau Ct., Antioch, Tennessee 37013

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 18th day of August, 2015.

John Garrett Hestla

Cynthia S. Hestla

Cynthia Hestla, who joins in this conveyance for the sole purpose Of waiving any marital interest that she may have in the property

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 John Garrett Hestla and Cynthia Hestla , 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 Brentwood, Tennessee, this 18th day of August, 2015.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09024

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY