BILL GARRETT, Davidson County
Trans: T20150081758 DEEDWARR
Recvd: 09/25/15 10:48 2 pgs
Fees: 13.00 Taxes: 1065.60

20150925-0097599

WARRANTY DEED

When recorded, please return to
Realty Title and Escrow Co., Inc.
206A Cool Springs Blvd 106
Franklin TN 37067

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Angela L. Duncan	Quicken Loans Inc	155-15-0-A-141.00
(NAME)	(NAME)	
5101 Millbrook Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **John R. Misky and Karri H. Misky, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela L. Duncan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 141, Stonemeade, Section I, according to the plat of record in Book 6900, pages 800-801, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to John R. Misky and wife, Karri H. Misky, by Warranty Deed from George Blank, unmarried, dated June 3, 2002, of record in Instrument No. 20020604-0067482, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5101 Millbrook Drive, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 800-801 and Plat Book 6900, page 799; restrictions of record in Book 7701, page 290, Book 8349, page 43 and Book 8810, page 840; by-laws of record in Book 8517, page 992; charter of record in Book 9740, page 697; easement for utilities of record in Book 9740, page 967; conveyance to HOA for open space of record in Book 8517, page 997; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 24th day of September, 2015.

John R. Misky

Karri H. Misky

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John R. Misky and Karri H. Misky, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24th day of September, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21562

