WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150087469 DEEDWARR
Recvd: 10/14/15 10:28 2 pgs
Fees:13.00 Taxes:1017.50

20151014-0104433

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2015.

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/24/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nora M. McCullough	Quicken Loans Inc.	181010B22400
(NAME)	(NAME)	
4009 Sweetberry Drive	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nanette Coffey, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nora M. McCullough**,*hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*an unmarried woman

Land in Davidson County, Tennessee being Lot No. 90, on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052, and Re-Recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nanette Coffey, a single woman by Warranty Deed dated 02/13/2009 from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument 20090219-0014604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth on Plat recorded in Instrument 200701250010052, re-recorded in Instrument 200702050014763; (2) Declaration of Covenants, Conditions and Restrictions for Sugar Valley, Section One of record in Book 11069, Page 14; (3) Declaration of Covenants, Conditions and Restrictions for Addition to Sugar Valley, Section Four of record in Instrument 200702050014762; (4) Declaration of Covenants, Conditions, and Restrictions of record in Book 11069, Page 14, and as made applicable in Instrument No. 200702050014762, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4009 Sweetberry Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 28th day of September, 2015.

Nanette Coffey

State of Tennessee
County of Williamson

Personally appeared before me Nanette Coffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2015.

L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129