PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

RETURN TO:

WARRANTY DEED

JAMES R. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BH15-0727

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,900.00

Affiant

Subscribed and sworn to before me this 16th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-4-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Keane	Quicken Loans Inc.	
727 Harpeth Trace Drive	(NAME) 1050 Woodward Ave.	
(ADDRESS) Nashville, TN 37221-3145	(ADDRESS) Detroit, MI 48226-1906	143-02-0C-025.00-CO
(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, we JULIA B. MURPHY, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. KEANE, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Unit No. 25C, on the Plan of Harpeth Knoll, Planned Unit Development of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with right of survivorship by Warranty deed from Susan C. Trabue, unmarried of record in Instrument No. 20130118-0006480 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 18, 2013.

Being the same property conveyed to Julia B. Murphy, a married woman by Warranty deed from Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with right of survivorship of record in Instrument No. 20131107-0115584 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 07, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5200, Page 764, Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, Book 6280, Page 486, Book 6272, Page 636, as amended in Book 8176, Page 699, Book 6353, Page 228, Book 6380, Page 201, Book 7121, Pages 235 and 291, Book 7465, Page 719; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 727 Harpeth Trace Drive, Nashville, Tennessee 37221-3145
(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 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.

BILL GARRETT, Davidson County
Trans:T20150089149 DEEDWARR
Recvd: 10/20/15 11:12 2 pgs
Fees:13.00 Taxes:772.93

20151020-0106478

Witness my/our hand(s) this 16th day of October, 2015.

Julia B. Murphy

Rudick Murphy

STATE OF Tennessee
COUNTY OF Davidson

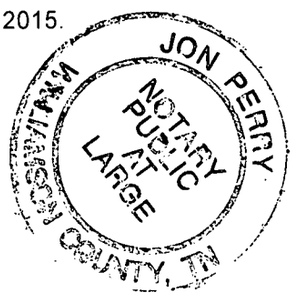
On this the 16th day of October, 2015, before me personally appeared Julia B. Murphy and Rudick Murphy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of October, 2015.

Notary Public

My Commission Expires: 10-17-15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959