This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

ADDRESS NEW OWNER:
Karen Jo Wolf
924 30th Ave N
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

MORTGAGEE
Quicken Loans Inc
1050 Woodward Avenue
Detroit, MI 48226

MAP 092
GROUP 06 0
PARCEL 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Karen Jo Wolf, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 350 feet of the Westerly half of Block 13 on the Map of Midway, as of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Sox and George Brandt by deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No 20150624-0060424, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 421, page 11, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

This is improved property known as 924 30th Ave N, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Karen Jo Wolf**, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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:T20150090391 DEEDWARR
Recvd: 10/23/15 10:05 2 pgs
Fees:13.00 Taxes:739.63
20151023-0107972

WITNESS our hands this the 20th day of October 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox and George Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of October 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $199,900.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of October 2015.

NOTARY PUBLIC
My Commission Expires: 5-19-19

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019