This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

BILL GARRETT, Davidson County
Trans:T20150096493 DEEDWARR
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20151112-0115189

ADDRESS NEW OWNER:
GL Rowan Waynick
1004 Carriage Way Court
Nashville, TN 37076

SEND TAX BILL TO:
MORTGAGEE:
QuickenLoans Inc
1050 Woodward Ave
Detroit MI 48226

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
Tkt # 10164

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, **David Joseph Waynick and wife, Rebecca Marie Waynick** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **GL Rowan Waynick, a single man**, hereinafter called the "GRANTEE", his 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. 2 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page ~~335~~ 334, and amended in Book 5972, page 96 said Register's Office.

Said Lot No. 2 front 70.00 feet on the Westerly side of Carriage Way Court and runs back 130.06 feet on the Southerly line and 128.25 feet on the Northerly line to a line in the rear which measures 70.02 feet thereon.

Being the same property conveyed to David Joseph Waynick and wife, Rebecca Marie Waynick by Deed from Randall Phillips Builders, Inc. by deed dated July 17, 1981, of record in Book 5773, page 322 , Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 5686, pagr 67 and Book 5741, page 360, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 5745, page 294, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 5745, page 283, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 5200, page 334, amended in Book 5972, page 96 said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 334, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 1004 Carriage Way Court, Nashville, Tennessee, 37076

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his 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, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 30th day of October, 2015 .

David Joseph Waynick

Rebecca Marie Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Joseph Waynick and Rebecca Marie Waynick**, 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 30th day of October, 2015 .

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $166,000.00 .

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2015 .

NOTARY PUBLIC
My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016