WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-11-16

(AFFIX SEAL)

ELIZABETH ANN MADISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
HEATHA

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH KINGSBURY. unmarried	Quicken Loans, Inc. (NAME)	07104025000
2505 Bethwood Drive (ADDRESS)	1050 Woodward Ave. (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON WILKERSON and SCOTT WILLIAMS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SARAH KINGSBURY. unmarried, hereinafter called the Grantees, 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 LOT 97, AS SHOWN ON THE MAP ENTITLED SHEPARDWOOD SUBDIVISION, SECTION 2, OF RECORD AS PLAT BOOK 4460, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JASON WILKERSON AND SCOTT WILLIAMS BY WARRANTY DEED FROM RONALD C. WILLIAMS AN UNDIVIDED ONE-HALF (1/2) INTEREST AND LONIEL GREEN, JR. AN UNDIVIDED ONE-HALF (1/2) INTEREST OF RECORD IN INSTRUMENT NO. 20100310-0018483, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2505 Bethwood Dr., Nashville, TN 37207
(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.

Witness my/our hand(s) this 20th day of November, 2015.

BILL GARRETT, Davidson County
Trans:T20150100355 DEEDWARR
Recvd: 11/25/15 10:21 2 pgs
Fees:13.00 Taxes:580.90
20151125-0119611

WARRANTY DEED
(Continued)

JASON WILKERSON

SCOTT WILLIAMS

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON WILKERSON, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT WILLIAMS, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

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