WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/15 10:47 2 pgs
Fees:13.00 Taxes:499.50
20151216-0126444



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 14th day of December, 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Devin Michael Raybourn	Quicken Loans, Inc.	094-16-0-016.00
317 Spence Circle	1050 Woodward Avenue	
Nashville, TN 37210	Detroit, MI 37211-6621	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy Elizabeth Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Devin Michael Raybourn, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the Map of Spence Circle, Section "A" of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 75 feet on the westerly side of Spence Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Nancy Elizabeth Williams from Deutsche Bank National Trust Company by Special Warranty Deed on September 7, 2006, of record in Instrument Number 20060925-0118483, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 62, Register's Office for Davidson County, Tennessee.

This is improved property known as: **317 Spence Circle, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 14, 2015.

Nancy Elizabeth Williams

Nancy Elizabeth Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy Elizabeth Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 14, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.