BILL GARRETT, Davidson County
Trans:T20160014022 DEEDWARR
Recvd: 02/19/16 14:51 4 pgs
Fees:23.00 Taxes:510.60
20160219-0016133

This Instrument Prepared By:
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John K. Shea
705 Comanche Court
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
Quicken Loans, Inc.
P.O. Box 6577
Carol Stream, IL 60197

MAP 053
GROUP 14 OA
PARCEL 01600 CO

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, **Justin Rogers, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John K. Shea and Jennifer A. Shea, husband and wife**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Having Been Erroneously Described in Original Deed from Developer as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAN OF THE WOODS OF NEELEY'S BEND, OF RECORD IN PLAT BOOK 16, PAGE 9700, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Now for a more accurate description as follows:

Being Lot No. 16 on the Final Plat of The Woods at Neeley's Bend, Phase I, as of record in Book 9700, page 928, and revised in Book 9700, page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

Exhibit "A" and "B" attached hereto and made a part thereof.

Being the same property conveyed to Justin Rogers by deed from Eric Sox and George Brandt, dated November 4, 2015, of record in Instrument No 20151104-0112295, 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 9700, page 928, and revised in Book 9700, page 997, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 705 Comanche Court, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John K. Shea and

Jennifer A. Shea, husband and wife, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 16th day of February, 2016.

Justin Rogers

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Justin Rogers, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

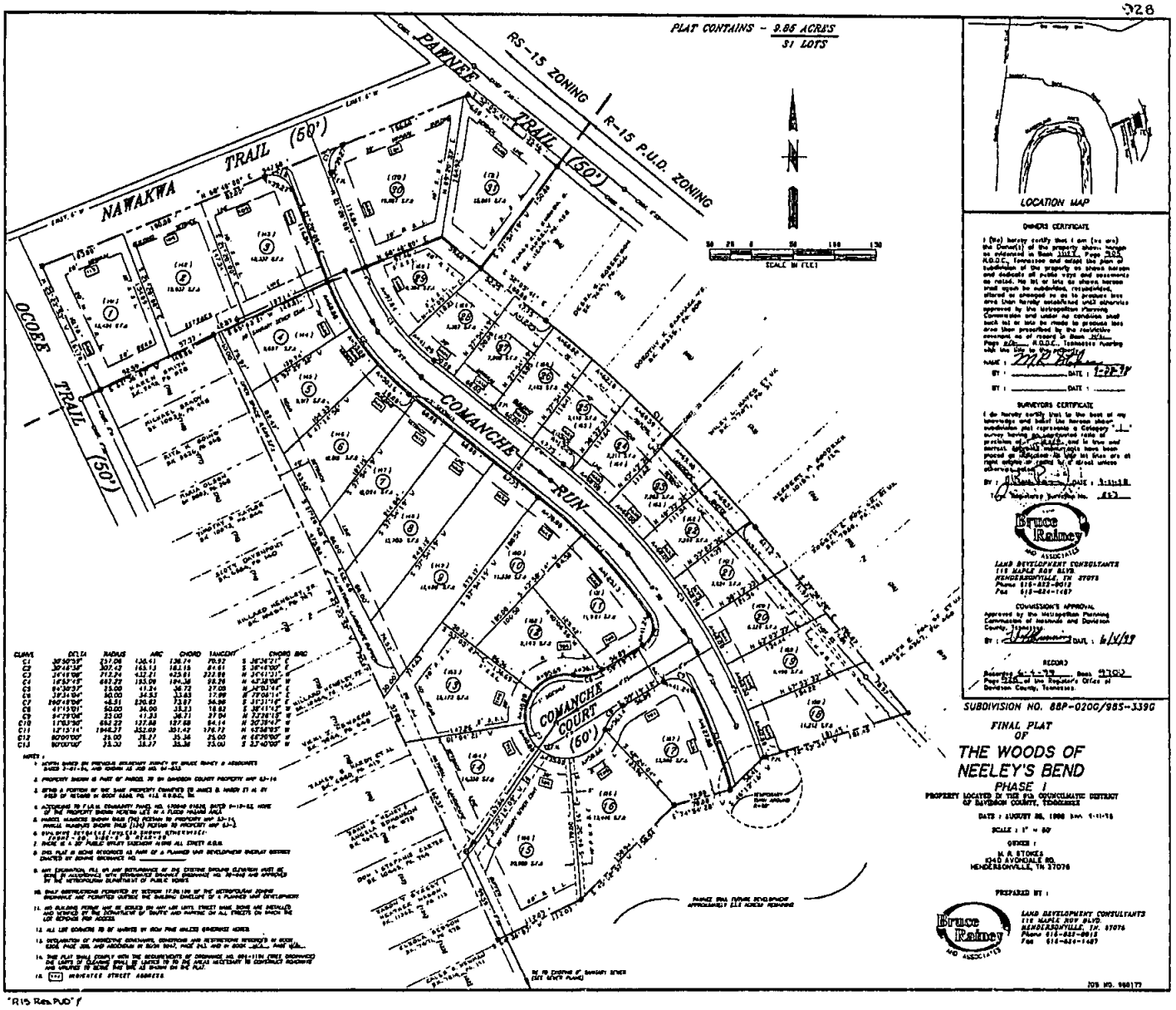
The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2016.

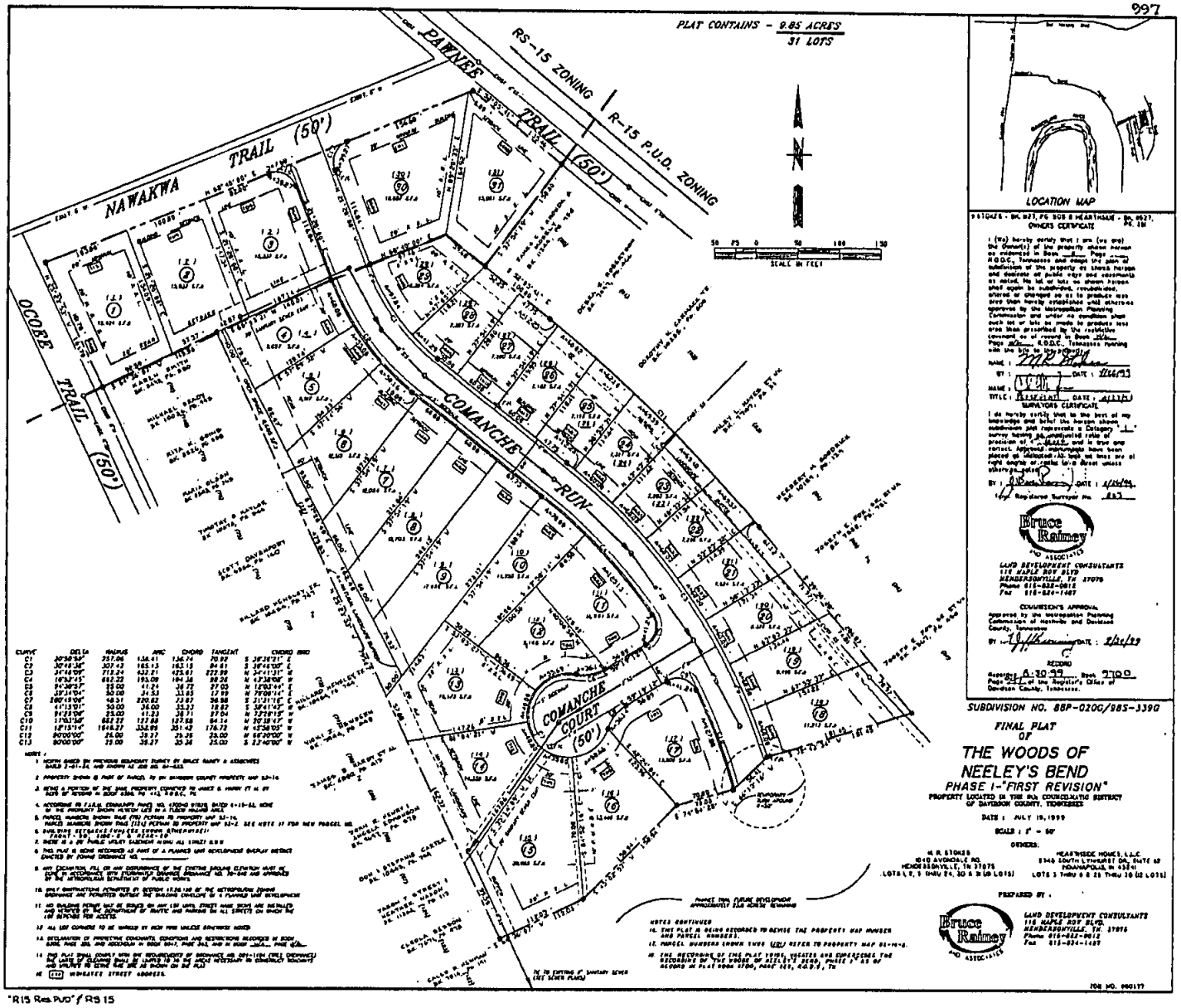
NOTARY PUBLIC
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019



"R15 Res PUD"

EXHIBIT "A"



"R15 Res PUD" / RS 15

EXHIBIT "B"