BILL GARRETT, Davidson County
Trans:T20160017332 DEEDWARR
Recvd: 03/02/16 14:49 2 pgs
Fees:13.00 Taxes:595.70
20160302-0020125

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Cassie Pulley
Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Subscribed and sworn to before me, this 25 day of February, 2016.

Kayla R Anderson
Notary Public
My commission expires: 11/20/18

06-1602-76319

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mark Zabawa	Quicken Loans, Inc.	075-12-0-C-059.00
753 Tulip Grove Road, Unit 1203	1050 Woodward Avenue	
Hermitage TN 37076	Detroit, MI 48226-1906	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer M. Whitsitt, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Zabawa and Beth Zabawa, husband and wife**, hereinafter called the Grantees, their successors 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 Unit No. 1203, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Whitsitt, unmarried by deed from Tiffany A. Cannon, unmarried, dated June 11, 2009, recorded June 15, 2009, of record in Instrument No. 20090615-0055249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 753 Tulip Grove Road, Unit 1203, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of February, 2016.

Jennifer M. Whitsitt

Jennifer M. Whitsitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jennifer M. Whitsitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 25th day of February, 2016.

Notary Public

My Commission expires:

9-28-2019

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.