WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VRES-16-2412-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sasha MacDougall **Jerimiah Gazlay**	**Quicken Loans Inc.**	
(NAME) **2412 Bayview Drive**	(NAME) **1050 Woodward Avenue**	**136-09-0-045.00**
(ADDRESS) **Nashville, TN 37217-3424**	(ADDRESS) **Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACY A. CARDINAL, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SASHA MACDOUGALL, AN UNMARRIED WOMAN AND JERIMIAH GAZLAY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 14 on the Plan of Section One, Bayview of record in Plat Book 9700, Page 330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy A. Cardinal, an unmarried woman by Warranty deed from Paul Joseph Duggan, unmarried of record in Instrument No. 20130122-0006942 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 22, 2013.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, page 330, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911 and Book 11251, page 126 and Book 11271, page 163, in the Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tn of record in Book 7830, page 233, Register's Office for Davidson County, Tennessee;
- Grant of easements in Book 10085, page 576, Register's Office for Davidson County, Tennessee;
- Easement for Ingress/Egress in Book 3708, page 237, Register's Office for Davidson County, Tennessee;
- Landscape Agreement in Book 10339, page 298, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Bayview Drive , Nashville, Tennessee 37217-3424**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160022774 DEEDWARR
Recvd: 03/21/16 11:12 2 pgs
Fees:13.00 Taxes:630.48
20160321-0026434

Witness my/our hand(s) this the 18th DAY OF MARCH, 2016.

Stacy A. Cardinal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212