# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022783 DEEDWARR
Recvd: 03/21/16 11:24 2 pgs
Fees:13.00 Taxes:554.63
20160321-0026445

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Karen M. Caruthers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Karen M. Caruthers | Quicken Loans, Inc | 149-02-OA/53.00 |
| (NAME) | (NAME) | |
| 1208 Lambeth Way | 1050 Woodward Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Detroit, MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joel Perez and Jackeline Hernandez husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karen M. Caruthers, a single woman** hereinafter called the GRANTEES, their heirs 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 Lot No. 83 on the Plan of Piccadilly Square Phase I of record in Plat book 5200, pages 720-722, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Joel Perez and Jackeline Hernandez, husband and wife by deed from Daniel D. Edwards, unmarried dated December 14, 2007 and filed for record December 19, 2007 as Instrument NO. 20071219-0145695 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s).

Subject to any and all matters on the Plan of record in Plat Book 5200, page 720-722, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, conditions and Restrictions and By-Laws of record in Book 6236, page 683 and subsequent amendments all of record in the Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easements of record in Book 6186, page 238, Book 6251, page 616 and Book 6298, page 491, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1208 Lambeth Way, Antioch, TN 37013
(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 hands this 18th day of March, 2016.

Joel Perez

Jackeline Hernandez

State of Tennessee
County of Davidson

Personally appeared before me Joel Perez and Jackeline Hernandez, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of March, 2016.

Notary Public

My Commission Expires: 1-20-20

File No.: 201602028

