BILL GARRETT, Davidson County
Trans:T20160031655 DEEDWARR
Recvd: 04/18/16 15:56 2 pgs
Fees:13.00 Taxes:388.50

20160418-0037425

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WARRANTY DEED

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: November 05, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael E. Shaw and Toinetta Shaw	Quicken Loans, Inc.Quicken Loans, Inc.	16302002200
(NAME)	(NAME)	
5104 Highlander Drive	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226-1906	
(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, I, **Cheryl D. Giles,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Shaw and Toinetta Shaw, husband and wife** 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:

Being Lot No. 73, on the Plan of Hickory Highland Place-Phase 3, of record in Plat Book 9700, Page 798, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl D. Giles by deed dated October 1, 2002 from Charles D. Simms, Peter Reginald Morris and Robert Mack Roney of record in Instrument No. 20021003-0120836, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5104 Highlander Drive, 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 15th day of April, 2016.

Cheryl D. Giles

State of Tennessee
County of Davidson

Personally appeared before me Cheryl D. Giles, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2016.

Notary Public Justin D. Tatum
My Commission Expires: November 05, 2018

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 16-Shaw