WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

G-VRES-16-885-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Daniel Gordon **Bruce Gordon and Beth Gordon**	**Quicken Loans Inc.**	
(NAME) **885 Carter Street**	(NAME) **1050 Woodward Avenue**	**082-04-0-218.00**
(ADDRESS) **Nashville, TN 37206-3419**	(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, **DANIEL LOPER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL GORDON, UNMARRIED AND BRUCE GORDON AND BETH GORDON, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH THE RIGHTS 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. 99 on the Plan of Thornby Place of record in Plat Book 332, Page 3, 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 Daniel Loper by Warranty deed from Amanda Dean Trustee of The 885 Carter Street Trust of record in Instrument No. 20150619-0058685 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 19, 2015.
Being the same property conveyed to Amanda Dean Trustee of The 885 Carter Street Trust by Warranty deed from Jennifer D. Ross-Frierson, a married woman of record in Instrument No. 20150520-0046698 Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 20, 2015
Being the same property conveyed to Jennifer D. Ross, an unmarried woman by Warranty deed from Carter Street Land Trust of record in Instrument No. 20070606-0067525 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 06, 2007.

The above referenced property was investment property for the Grantor and has never been used as a principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 3, 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: **885 Carter Street , Nashville, Tennessee 37206-3419**.

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:T20160036539 DEEDWARR
Recvd: 05/03/16 10:56 2 pgs
Fees:13.00 Taxes:921.30
20160503-0043383

Witness my/our hand(s) this the 2nd DAY OF MAY, 2016.

Daniel Loper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL LOPER, 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 2nd of May, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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