WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2016

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodrow C. Jones	Quicken Loans Inc.	085040A22600CO
(NAME) 4224 Stone Hall Blvd.	(NAME) 1050 Woodward Ave	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/23/16 15:54 4 pgs
Fees:23.00 Taxes:1379.73
20160523-0051680

THIS INDENTURE, made and entered into this 10th day of April, 2016, by and between **STEPHANIE TURNER AND ROBERT K. TURNER, WIFE AND HUSBAND,** party of the first part, and **WOODROW C. JONES AND SHELIA JONES, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 226 on the Plan of Final Plat The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase I, Section 2B, Planned Unit Development of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie Turner and Robert K. Turner, wife and husband by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, dated February 24, 2014 and recorded February 28, 2014 of record in Instrument No. 20140228-0017481, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

STEPHANIE TURNER

ROBERT K. TURNER

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named STEPHANIE TURNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of April, 2016.

Commission expires: 5/5/2019

Notary Public

AMY M. HIXON
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 5-5-2019
KNOX COUNTY

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT K. TURNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of April, 2016.

Commission expires: 5/5/2019

Notary Public

AMY M. HIXON
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 5-5-2019
KNOX COUNTY

EXHIBIT A

All matters shown on the plat of record in Instrument No.20131014-0107217 and recorded in Instrument No. 20131004-014209,

Covenants, conditions, easements and restrictions recorded as Instrument No. 20090310-0021482, Amendement to Declaration recorded as Instrument No. 20090407-0031921, Amendment to Declaration recorded as Instrument No. 20090515-0044929, Amendment to Restated Declaration recorded as Instrument No. 20090623-0058338, Second Amended to Restated Declaration recorded as Instrument No. 20120202-0009628, Supplementary Declaration recorded as Instrument No. 20120207-0011118,

Deed for an Easement for a Water Line recorded on February 15, 1968 in Book 4212, Page 147,

Water Line Easement recorded on August 1, 2006 in Instrument Number 20060801-0093487,

Certification of Grant of Right of Way and Road Construction Easement recorded on April 21, 2009 in Instrument No. 20090421-0036252,

Agreement for Dedication of Easement Water Mains and Appurtenances recorded on March 28, 2003 in Instrument No. 20030328-0040734,

Agreement for Dedication for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded on July 20, 2010 in Instrument No. 20100720-0056497 and recorded on July 20, 2010 in Instrument Number 20100720-0056521,

Agreement for Grant of Easement for Conservation Greenway recorded October 24, 2001 as Instrument No. 20011024-0116287,

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded July 30, 2012 as Instrument No. 20120730-0066771,

Stormwater Detention Agreement recorded on July 30, 2007 as Instrument No. 20070730-0089806,

Easement Agreement recorded July 09, 1987 as Book 7292, Page 968,

Agreed Order recorded on January 06, 2010 as Instrument No. 20100106-0001301 in the Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

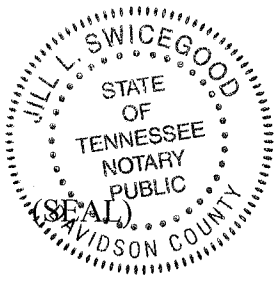
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018