WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/30/16 11:04 2 pgs
Fees:13.00 Taxes:610.50
20160630-0066913

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,000.00.

Affiant

Subscribed ~~and~~ sworn to before me this 24th day of June, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael J. Karnes	Quicken Loans, Inc.	062-02-0A-125.00CO
3024 Delta Queen Drive	1050 Woodward Avenue	
Nashville, TN 37214	Detroit, MI 37211-6621	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Phillip Austin Mikula, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael J. Karnes, a single man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 125 on the Plan of River Trace Estates, Phase 1, Section 2, of record in Plat Book 6900, Page 159, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Phillip Austin Mikula, married from Bradley S. Gallian by Warranty Deed on April 10, 2009, of record in Instrument Number 20090416-0034505, Register's Office for Davidson County, Tennessee.

Emy E. Mikula joins in this conveyance to convey any and all her interest in the property particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,532.06 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 062-02-0A-125.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 158 and 159, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 6250, Page 995, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to River Trace Homeowner's Association, Inc., of record in Book 7907, Page 168, Register's Office for Davidson County, Tennessee.
- Charter of River Trace Homeowner's Association, Inc., of record in Book 6851, Page 363, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 658, Page 698, Book 1163, Page 341, Book 3959, Page 595, Book 6583, Page 698, and Book 7030, Page 798, Register's Office for said County; Flowage Easement of record in Book 2022, Page 83, Register's Office for said County; Easement of record in Book 3959, Page 595, Register's Office for said County; Grant and Agreement of record in Book 7030, Page 798, Register's Office for said County; Slope Easement of record in Book 7296, Page 484, Register's Office for said County; Sewer Easement of record in Book 7097, Page 135, Book 7097, Page 140, and Book 7097, Page 149, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3024 Delta Queen Drive, Nashville, TN 37214**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 24, 2016.

Phillip Austin Mikula

Emy E. Mikula

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Phillip Austin Mikula and Emy E. Mikula,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 24, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.