BILL GARRETT, Davidson County
Trans: T20160056928 DEEDWARR
Recvd: 07/05/16 12:20 2 pgs
Fees: 13.00 Taxes: 1306.10
20160705-0068424

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $353,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2016.

Notary Public

My commission expires: 11/17/19

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wendy C Satterwhite	Quicken Loans, Inc.	**09114001600**
44 Twin Street	1050 Woodward Ave.	
Nashville, TN 37209	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David E. Brown and Mona F. Brown, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy C Satterwhite, 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:

All that certain Lot or Parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

TRACT 1:
Being Lot No. 122 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the north side of Twin Street and runs back between parallel lines, 170 feet to an alley.

TRACT 2:
All that portion of the south 1/2 of Alley No. 1518 lying between the direct extensions northerly of eastern and western lines of Lot 122 as said alley and lot are shown on the Plan of West Nashville Heights, of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Being part of the alley closed by Metro Council Bill No. 93-713 and adjacent to Tract 1 described herein.

Included in the above description of TRACT 1, but excluded from this conveyance is that portion of land conveyed to the State of Tennessee, described as follows:

Being the south part of Lot 122 on the Map of West Nashville Heights of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwest corner of said Lot No. 122 and runs with the west boundary of said Lot No. 122 northerly 74.6 feet to a point; thence North 76 degrees 39 minutes East, 50.5 feet to a point in the East boundary line of said Lot No. 122; thence with said boundary line southerly 79.6 feet to a point in the north margin of Twin Street; thence with said margin westerly 50 feet to the point of beginning, containing 3,855 square feet, more or less.

There is INCLUDED herein but EXCLUDED from this conveyance, a second tract of land conveyed to the State of Tennessee as described by deed of record in Instrument Number 20011221-0141142, Register's Office for Davidson County, Tennessee, and subject to any and all easements set forth therein.

Being the same property conveyed to David E. Brown and Mona F. Brown, husband and wife, from Eric Sox, a married man and George Brandt, a married man, by Warranty Deed dated January 2, 2015 of record in Instrument No. 20150105-0000802, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eric Sox and George Brandt, from Jason S. Mangrum, Substitute Trustee (appointed in Instrument No. 20141028-0099425), by Substitute Trustee's Deed dated December 10, 2014 of record in Instrument No. 20141217-0115229, said Register's Office.

Also being the same property conveyed to Deborah Smith, from Janie D. Lewis, unmarried, by Warranty Deed dated December 20, 2004 of record in Instrument No. 20041221-0151282, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 44 Twin Street, Nashville, TN 37209.

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 in 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 hand(s) this 30th day of June, 2016.

David E. Brown

Mona F. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David E. Brown and Mona F. Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON