Davidson County DEEDWARR
Recvd: 07/13/16 10:43 3 pgs
Fees:18.00 Taxes:877.64
20160713-0071685

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 4/24/2019
File No. G16-5098D

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

WARRANTY DEED

GRJ-163253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Janzez, a single man (NAME)	Quicken Loans Inc. (NAME)	93-52-B-32 CO
700 Church Street #508 (STREET ADDRESS)	635 Woodward Ave (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Detroit, MI 48226-1906 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kelly Koeppel, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Janzez, a single man,** 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:

Land in Davidson County, Tennessee, a certain condominium unit known as Unit No. 508 on the plan of HORIZONTAL PROPERTY REGIME OF BENNIE DILLON CONDOMINIUM, pursuant to the Master Deed of record in Instrument No. 20051215-0150617, in the 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 Kelly Koeppel, an unmarried woman from Jason P. Owen, by Deed dated October 19, 2012, as Instrument No. 20121026-0098233, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9208, page 613, and in any allied instrument(s) referred to in said restrictions.

3. Subject to lease for parking as recorded in Book 11011, page 123, and as assigned in Book 11011, page 128 and Assignment and Assumption in Book 11477, page 85, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20051215-0150618, Register's Office for Davidson County, Tennessee.

5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in

the Master Deed establishing a Horizontal Property Regime of Horizontal Property Regime of Bennie Dillon Condominium and recorded in Instrument No. 20051215-0150617, Instrument No. 20051215-0150619, Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 20110725-0056667, Instrument No. 20120927-0087986, and Instrument No. 20121217-0116226, Register's Office for Davidson County, Tennessee.

6. Easement Agreement as recorded in Instrument No. 20120607-0050013, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast of Nashville as recorded in Instrument No. 20130726-0077473, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 700 Church Street #508, Nashville, TN 37203.

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. Whenever 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 8th day of July, 2016.

Kelly Koeppel

July 08, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kelly Koeppel, an unmarried woman, the bargainor(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 and official seal, this 8th day of July, 2016.

My Commission Expires:_____

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATION OF TITLE

Notwithstanding any language to the contrary purporting to limit the liability arising therefrom or to qualify the information contained therein, I hereby certify that the information contained in the attached title schedules, as of the effective date stated thereon, is an accurate representation of title according to the official indexing of the public records of the situs county regarding the subject property.

This 8th day of July, 2016.

Attorney or Closing Agent

Property Address: 700 Church Street, Apt. 508, Nashville, TN 37203

This certification of title and referenced title information may be relied upon only by the closing company/firm/agent (and its title insurance underwriter) which is splitting the title insurance premium relative to the closing of the subject property with the above referenced certifier. Any other use is unauthorized absent the prior written approval of certifier.

True Copy Certification

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018