BILL GARRETT, Davidson County
Trans:T20160092767 DEEDWARR
Recvd: 10/20/16 12:53 2 pgs
Fees:13.00 Taxes:810.30
20161020-0111002

WARRANTY DEED

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2451C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Anna Liberty and Angelette Liberty	Quicken Loans	033-03-0B-100.00-CO
122 Ivy Hill Ln	1050 Woodward Ave.	
Goodlettsville, TN 37072-4171	Detroit, MI 48226	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MELISSA JANE INKENBRANDT AND AND LINDA LIGGINS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNA LIBERTY AND ANGELETTE LIBERTY, both unmarried as joint tenants,

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 11 on the Plan of Final Plat of Dry Creek Farms, Phase 3 of record in Plat at Instrument No. 20070221-0021236 as corrected in Instrument No. 20070411-0043542, 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 Melissa Jane Liggins and Linda K. Liggins, tenants in common with right of survivorship by Warranty deed from Jonathan Morris Walker and Amy Leigh Walker, husband and wife of record in Instrument No. 20130517-0050082 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 17, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070221-0021236 as corrected in Instrument No. 20070411-0043542, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040921-0113624 and Instrument No. 20070424-0048575 and Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Homeowner's Association of record in Instrument Number 20041005-0119646, in the Register's Office for DavidsonCounty, Tennessee.

Quitclaim Deed for Open Space of record in Instrument Number 20070424-0048576, in the Register's Office for DavidsonCounty, Tennessee.

Easement Agreement of record in Instrument Number 20031001-0145056, in the Register's Office for DavidsonCounty, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 122 Ivy Hill Ln, Goodlettsville, TN 37072-4171

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 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 hand on the 14th day of October, 2016.

Melissa Jane Inkenbrandt

Melissa Jane Inkenbrandt

Linda Liggins

Linda Liggins

STATE OF TENNESSEE

COUNTY OF MAURY

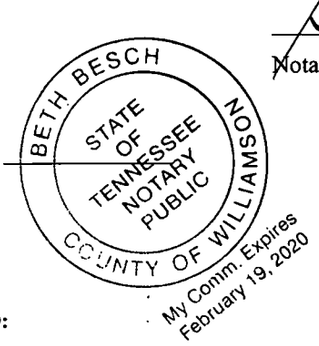
Personally appeared before me, a Notary Public of said County and State, MELISSA JANE INKENBRANDT AND LINDA LIGGINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of October, 2016.

Beth Besch

Notary Public

My Commission Expires:



File #: 16-2451C

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027