# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160099264 DEEDWARR
Recvd: 11/09/16 13:41 2 pgs
Fees: 13.00 Taxes: 795.50
20161109-0118652

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $215,000.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2016.

Hillary Torrence
Notary Public
My Commission expires: 11-28-16
(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: |
|---|---|---|
| Gemma Hall | Quicken Loans, Inc. | 161-10-0A-169.00CO |
| 3120 Tristan Drive | 1050 Woodward Ave. | |
| Franklin, TN 37064 | Detroit, MI 48226 | |

**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, **Michael J. Havens and Andrea L. Havens, formerly known as Andrea L. Friday, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gemma Hall and Jesse R. Hall, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 168, as shown on the map entitled the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, of record in Book 6250, Page 169, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Michael J. Havens and Andrea L. Friday, both unmarried from Edward Fedorovich, a married person by Warranty Deed on January 30, 2009, of record in Instrument Number 20090204-0009577, Register's Office for Davidson County, Tennessee. The said, Andrea L. Friday has married Michael J. Havens and is now known as Andrea L. Havens.**

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 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, Page 11, as amended in Book 6398, Page 495; Book 6852, Page 497; Book 8507, Page 831 and Instrument Number 20000606-0056066, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association, Inc., of record in Book 6158, Page 352, as amended in Book 7599, Page 714; Book 7925, Page 41; Book 7936, Page 332; Book 8152, Page 927 and Book 8163, Page 593, 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: **5140 Village Trace, Nashville, TN 37211**

**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 November 8, 2016.

**Michael J. Havens**

**Andrea L. Havens, formerly known as Andrea L. Friday**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael J. Havens and Andrea L. Havens, formerly known as Andrea L. Friday** 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 November 8, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064