WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101715 DEEDWARR
Recvd: 11/17/16 10:50 2 pgs
Fees:13.00 Taxes:1683.50
20161117-0121287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$455,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine R. Malone	Quicken Loans Inc.	
(NAME)	(NAME)	
3503 Rainbow Place	P.O. Box 6577	118-10-176.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Carol Stream, IL 60197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **HARRIET W. KIRK AND HUSBAND, RAINEY KIRK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE R. MALONE,** 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, being the Southerly 65 feet of Lot No. 76 and the Northerly 10 feet of Lot No. 78 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County.

Said parts of Lots Nos. 76 & 78 fronts 75 feet on the Westerly margin of Rainbow Place, formerly Shirley Place and extends back 175.67 feet on the Northerly line and 180.67 feet on the Southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Harriet W. Kirk and husband, Rainey Kirk by Warranty Deed from John Rowe Alderson and wife, Charlotte Ann Alderson, recorded on the 10th day of July, 1986 in Deed Book 6913, Page 226, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page 2, said Register's Office; and Easement for the flow of the waters of the Brown's Creek, and the rights of the public therein.

unimproved
This is improved x property, known as 3503 Rainbow Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 16 day of November, 2016

HARRIET W. KIRK

RAINEY KIRK

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 Harriet W. Kirk and Rainey Kirk, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of November, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public