WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160104792 DEEDWARR
Recvd: 11/29/16 10:56 3 pgs
Fees: 18.00 Taxes: 1182.15

20161129-0125054

MST 2016-1640

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,500.00

Amanda Wynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/2/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan K. Randall	Guaranteed Rate, Inc.	181-10-A 44CO
(NAME) 6773 Autumn Oaks Drive	(NAME) 3940 N. Ravenswood	
(ADDRESS) Brentwood, TN37027	(ADDRESS) Chicago, IL 60613	
(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, **Anthony Ray Davis and wife, Marilyn Davis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan K. Randall**, 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 Lot No. 205 on the Plan of First Revision, Final Plat of Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Page (s) 64 and 65, 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 Anthony Ray Davis and wife, Marilyn E. Davis by Quitclaim deed from Anthony Ray Davis and wife, Marilyn E. Davis and Nellie J. Eans, unmarried, all of her one-half (1/2) undivided interest of record in Instrument No. 20120418-0033059 Register's Office for Davidson County, Tennessee, dated April 04, 2012 and recorded on April 18, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 6773 Autumn Oaks Drive Brentwood, Tennessee 37027.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 64 and 65, Register's Office for Davidson County, Tennessee. Subject to all matters on Boundary Plat of record in Plat Book 6900, page 786, and Plat Book 9700, page 913 and 914, Register' s Office for said County. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443 as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160; Instrument No. 20101206-0096935, Instrument No. 20101207-0097287 and Instrument No. 20101207-0097305, 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 Restrictive Covenants of record in Book 6704, Page 397, Book 6704, Page 405, Book 6968, Page 30 and Book 6966, page 30, in the Register's Office for Davidson County, Tennessee. Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for DavidsonCounty, Tennessee. Easement to the United Telephone Company of record in Instrument Number 20020826-0103047; and Instrument No. 20020918-0113710, in the Register's Office for DavidsonCounty, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196; Book 7515, page 298, Book 9343, page 199, and Book 11217, page 799, in the Register's Office for Davidson County, Tennessee. Subject to one fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, and Book 6704, page 397, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7760, Page 970 and Instrument No. 20030110-0004645, in the Register's Office for Davidson County, Tennessee. Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3376, Page 239 and Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.

This property, known as 6773 Autumn Oaks Drive, Brentwood, TN 37027

(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/our hand(s) this 23 DAY OF November, 2016.

Anthony Ray Davis By Marilyn Davis, his attorney-in-fact

Anthony Ray Davis By Marilyn Davis, his Attorney-in-Fact

Marilyn Davis

Marilyn Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marilyn Davis, Attorney-in-Fact for Anthony Ray Davis the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Anthony Ray Davis, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Book *, Page _____, Register's Office of Williamson County, Tennessee.

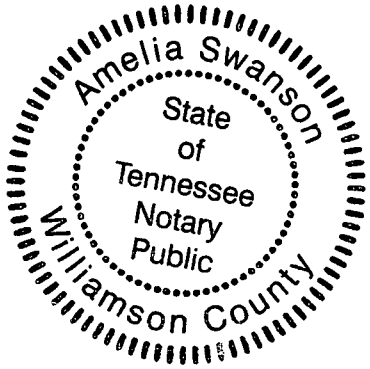
*20161129-0125053

Witness ~~my~~ hand and official seal, this the 23 day of November, 2016.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Davis, with whom I am personally acquainted (or provided 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 the 23 day of November, 2016.

Notary Public

My Commission Expires: 5/27/2019

(SEAL)

