WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Brandy Nichole James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34866

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandy Nichole James	Quicken Loans, Inc	097 13 0 014.00
(NAME)	(NAME)	
116 Needles Court	PO Box 717	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Amelia, OH	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Michael G. Wilhoite, unmarried,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandy Nichole James, a married woman and Ray Thomas James Jr. her husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 122 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael G. Wilhoite, unmarried by Warranty Deed from Luke A. Reed and wife, Julie Reed, dated 08/31/2001, recorded 09/26/2001, of record in Instrument No. 20010926-0104144, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 5200, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5479, Page 443, Revised Restrictive Covenants of record in Book 5681, Page 532, Book 6011, Page 130, Amendment to the Restrictive Covenants of record in Book 5688, Page 696, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20160106673 DEEDWARR
Recvd: 12/05/16 11:35 2 pgs
Fees: 13.00 Taxes: 518.00
20161205-0127315

This is improved ☑ property, known as 116 Needles Court, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S); 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 1st day of December, 2016.

Michael G. Wilhoite

Michael G. Wilhoite

State of Tennessee
County of Williamson

Personally appeared before me Michael G. Wilhoite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2016.

Notary Public
My Commission Expires: 11/17/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

