Davidson County DEEDWARR
Recvd: 12/16/16 12:27 3 pgs
Fees:18.00 Taxes:425.50
20161216-0132191

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me,
this 9th day of December, 2016.

Notary Public
My commission expires:

13-1611-132721

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Porter	Quicken Loans Inc	150-14-0-A-030.00 CO
4008 Calumet Dr.	20555 Victor Parkway	
Antioch TN 37013	Livonia, MI 48152	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jay W. Beauchene, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Porter and Karen Porter, husband and wife**, hereinafter called the Grantees, their successors 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. 30, on the Plan of Calumet - Phase Two, of record in Book 7900, Page 367, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay W. Beauchene by deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated August 24, 2011, recorded August 29, 2011, of record in Instrument No. 20110829-0066405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4008 Calumet Dr., Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of December, 2016.

Jay W. Beauchene

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jay W. Beauchene**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 9th day of December, 2016.

State of Tennessee at Large

My Commission expires: 05-19-20



True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-25-2019

{Notary' Seal}

