WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

X Jessica Tammaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jessica Tammaro	Quicken Loans, Inc.	Parcel ID:
1120 Kenwood Dr.	1050 Woodward Ave.	06107029700
Nashville, TN 37216-2206	Detroit, MI 48226-1906	

FOR AND IN 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

Frank Messer, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jessica Tammaro , a single woman

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:

BEING Lot No. 13 and the Easterly half of Lot No. 12 on the Plan of Jackson Park, Section No. 1, Block "B" as of record in Plat Book 843, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 13 and the Easterly half of Lot No. 12 fronts together 100 feet 8 inches on the Southerly side of Kenwood Drive and runs back 135 feet 10 inches on the Easterly line and 181 feet 8 inches, more or less, on the Westerly line to a dead line measuring 90 feet thereon.

Being the same property conveyed to Frank Messer, Jr., an unmarried person, by deed from George W. Clement, unmarried, of record in Book 10369, Page 346, said Register's Office, dated February 27, 1997.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 843, Page 17, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1120 Kenwood Dr., Nashville, TN 37216-2206

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 16th day of December, 2016.

Frank Messer, Jr.

BILL GARRETT, Davidson County
Trans:T20160111124 DEEDWARR
Recvd: 12/19/16 09:34 2 pgs
Fees:13.00 Taxes:1110.00
20161219-0132676

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 Frank Messer, Jr., with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 16th day of December, 2016.

My Commission Expires: 7.2.18

Notary Public

