WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/16 09:25 3 pgs
Fees:18.00 Taxes:481.00
20161230-0137231

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN A. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 10, 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristopher Maynard	Quicken Loans Inc., ISAOA	14805003500
(NAME)	(NAME)	
3797 Turley Dr.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Brittany L. Maynard, a widow** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristopher Maynard, married, as his sole and separate property**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF TURLEY DRIVE SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF LOT NUMBER 24 ON THE PLAN OF HAYWOOD HEIGHTS, SECTION2, RECORD IN BOOK 2663, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTHERLY LINE OF SAID LOT NUMBER 24 AND CONTINUING WITH THE NORTHERLY LINE OF RESERVE PARCEL "A" ON THE PLAN OF HILLBROOK, SECTION 7, OF RECORD IN BOOK 3842, PAGE 249, SOUTH 85°45' WEST, PASSING THE REAR COMMON CORNER OF SAID LOT NUMBER 24 AND SAID RESERVE PARCEL "A" AT 178.5 FEET ON THE PLAN OF HILLBROOK, SECTION 3 OF RECORD IN BOOK 3300, PAGE 84, SAID REGISTER'S OFFICE; THENCE, NORTH 85°45' EAST 300 FEET TO A POINT IN THE WESTERLY MARGIN OF TURLEY DRIVE; THENCE WITH THE WESTERLY MARGIN OF TURLEY DRIVE, SOUTH 0°50' WEST 160 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRITTANY L. MAYNARD AND DUSTIN K. MAYNARD, WIFE AND HUSBAND, BY WARRANTY DEED FROM JAMES H. ROBERTS, DATED SEPTEMBER 21, 2004, OF RECORD IN INSTRUMENT NO. 20040921-0113478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The said Dustin K Maynard since having deceased leaving his interest to his spouse Brittany L.Maynard.

THIS IS IMPROVED PROPERTY KNOWN AS 3797 TURLEY DR., NASHVILLE, TENNESSEE 37211.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 3797 Turley Dr. Nashville TN 37211

(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 our hands 12/22/16.

Brittany L. Maynard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brittany L. Maynard 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 the purposes therein contained.

Witness my hand and official seal on 12/22/16.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 18, 2019

Notary Public

My Commission Expires

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON