WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/17 14:34 3 pgs
Fees:18.00 Taxes:810.30
20170215-0015791

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2017

Notary Public:

MY COMMISSION EXPIRES: 7-6-20 (AFFIX SEAL)

BRIK I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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:
Franciska Massena	Quicken Loans, Inc.	Parcel ID:
648 Granwood Blvd.	1050 Woodward Ave	063160A04200
Old Hickory, TN 37138	Detroit MI. 48226	

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

Rachel Kingsbury Speller and Andrew Stephen McDade, Heirs of The Estate of Lisa Fuqua McDade

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

Franciska Massena , a married 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:

Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550, 551, and 552, and corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lisa McDade by Quitclaim Deed from Michael A. McDade of record in Instrument 20160531-0054370, said Register's Office, dated April 26, 2016. And being the same property conveyed to Michael A. McDade and wife, Lisa F. McDade by deed from Fox Ridge Homes, Inc. of record in Book 9181, Page 29, said Register's Office, dated December 7, 1993. The said Lisa Fuqua McDade died intestate on October 27, 2016, leaving as Sole Heirs the Grantors herein. See also Probate File #16P1843 of record in Probate Court of Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument 20170215-0015789, and in Instrument 20170215-0015790, said Register' Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; and Book 8336, Page 393, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 550, 551, and 552, and corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, said Register's Office; (3) Ingress/Egress Easement of record in Book 7460, Page 930; Book 7489, Page 515; Book 8657, Page 179; Book 8739, Page 991; and Book 8951, Page 179, said Register's Office; (4) Public Utilities Easement of record in Book 8007, Page 235, said Register's Office; (5) PUD Boundary in Plat Book 6900, page 405, said Register's Office; (6) Flowage Easement of record in Book 2247, page 75, said Register's Office.

Lisa McDade, Lisa F. McDade and Lisa Fuqua McDade being one and the same person.

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 648 Granwood Blvd., Old Hickory, TN 37138

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 10th day of February, 2017.

The Estate of Lisa Fuqua McDade

BY: _____
Rachel Kingsbury Speller

BY: _____
Andrew Stephen McDade

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 Rachel Kingsbury Speller and Andrew Stephen McDade, 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 10th day of February, 2017.

My Commission Expires: 7.2.18

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY