G29382-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014515 DEEDWARR
Recvd: 02/17/17 11:04 2 pgs
Fees:13.00 Taxes:999.00
20170217-0016535

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda N. Baldwin **Norman B. Baldwin Jr.**	**Quicken Loans Inc.**	**161-02-O-014.00 (Lot 41)** **161-02-O-083.00 (Reserved Parcel "B")**
624 McMurray Drive	**1050 Woodward Avenue**	
Nashville, TN 37211	**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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Nash and wife, Barbara Nash, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda N. Baldwin and Norman B. Baldwin Jr., wife and husband

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. 41 and Reserved Parcel "B" on the Plan of McMurray Hills of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 41 fronts 80.0 feet on the north side of McMurray Drive and extends back 110.0 feet on the easterly side and 125.0 feet on the westerly side to a broken line in the rear, measuring 101.5 feet thereon.

Said Reserved Parcel "B" begins at a concrete monument in the northerly margin of McMurray Drive, said monument being North 86 degrees 59 minutes West 14.9 feet from the southwesterly corner of Lot No. 41; from said beginning point, thence North 1 degree 32 minutes East 479.1 feet to a concrete monument; thence South 36 degrees 45 minutes East 6.4 feet to the southwesterly corner of Lot No. 48; thence with the rear or southwesterly line of Lot No. 48, South 36 degrees 45 minutes East 69.4 feet to the southeasterly corner of Lot No. 48 and the southwesterly corner of Lot No. 47; thence with the rear or southwesterly line of Lot No. 47, South 24 degrees 10 minutes East 49.5 feet to the common rear corners of Lots Nos. 47 and 46; thence with the rear or westerly line of Lot No. 46, South 7 degrees 00 minutes East 49.5 feet to the common rear corners of Lots 46 and 45; thence with rear of westerly lines of Lot Nos. 45 & 44, South 3 degrees 01 minutes East 144.0 feet to the southwesterly corner of Lot No. 43; thence with the rear or westerly line of Lot No. 43, South 3 degrees 01 minute East 39.0 feet to a concrete monument, a common corner of Lots 43 and 41; thence with the northerly or northwesterly line of Lot No. 41, South 72 degrees 14 minutes West 58.5 feet to the northwesterly corner of Lot No. 41; thence with the westerly line of Lot No. 41, southwardly 125.0 feet to the southwesterly corner of Lot No. 41; thence with the northerly margin of McMurray Drive, North 86 degrees 59 minutes West 14.9 feet to the point of beginning.

Being the same property conveyed to Andrew D. Nash, unmarried by Deed dated July 21, 2009, from James M. Hume and wife, Rita L. Hume of record in Instrument No. 20090723-0069147, Register's Office for Davidson County, Tennessee. Andrew David Nash died intestate on April 14, 2014, and pursuant to an Order filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 14P-789, Letters of Administration were issued to Robert Nash and Barbara Nash to serve as Co-Administrators of his Estate and are the only heirs-at-law of Andrew David Nash. The said Robert Nash and Barbara Nash, Co-Administrators of the Estate of Andrew David Nash, deceased having quitclaimed their interest to Robert Nash and wife, Barbara Nash, as tenants by the entirety, being the decedent's heirs-at-law by Quitclaim Deed dated March 11, 2015, of record in Instrument No. 20150318-0023091, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 3700, Page 5, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 3882, Page 846, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **624 McMurray Drive, Nashville, TN 37211**

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 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/our hand(s) this **15th** day of **February, 2017.**

Robert Nash

Robert Nash

Barbara Nash

Barbara Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Nash and wife, Barbara Nash,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-202

My Commission Expires:_____