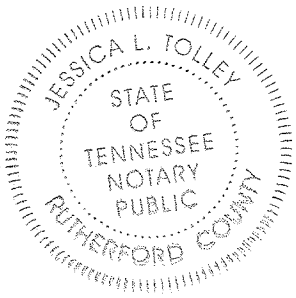
File No.: 16126037

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Rosado Jr.	Quicken Loans, Inc.	061 10 0 139.00
(NAME)	(NAME)	
900 Mcmahan Avenue	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/21/17 15:43 3 pgs
Fees:18.00 Taxes:740.74
20170221-0017552

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Delaina Jackson Flemming**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Frank Rosado Jr. and wife, Christal Rosado**, hereinafter called the GRANTEE, 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. 9 on the Plan of Phillips Subdivision, of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Lot No 9 fronts 41.45 feet on the westerly end of McMahon Avenue and runs back 144.25 feet on the northerly line and 218.84 feet on the southerly line to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Mary Delaina Jackson Fleming by Quit Claim Deed dated November 19, 2014 and filed for record on January 23, 2015 in Instrument Number 20150123-0006589, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Restrictive Covenants of record in Book 2198, page 127 and as amended in Book 2242, page 373; All matters as set forth per Book 2083, page 41, including but not limited to Charter Right of Way of Railroad; Subject to all matters including but not limited to an easement to U.S. Sprint Communications Co. of record in Instrument Number 20140114-0003779; Deed of Conveyance to City of Nashville Waterworks Department for water mains of record in Book 2203, page 597; Easement for the purpose of permitting the maintenance of telephone poles, etc. of record in Book 2248, page 637; all of said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 900 Mcmahan Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 17th day of February, 2017.

Mary Delaina Jackson Flemming

State of Tennessee
County of Rutherford

Personally appeared before me Mary Delaina Jackson Flemming with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2017.

Notary Public Angela Howard
My Commission Expires: 2/17/18

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16126037

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY