WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/17 11:18 2 pgs
Fees:13.00 Taxes:716.97
20170320-0026827

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$193,777.00.**

Affiant

Subscribed and sworn to before me this 17 day of March, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary K. Ramsey	Quicken Loans, Inc.	033-12-0-158.00
408 Janette Avenue	1050 Woodward Avenue	
Goodlettsville, TN 37072	Detroit, MI 37211-6621	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Trustee Inc., a Wyoming corporation, as Trustee for 408 Janette Ave. Land Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary K. Ramsey**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 216 on the plan of Gatewood, Section 1, of record in Book 3300, pages 47 thru 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trustee Inc., a Wyoming corporation, as Trustee for 408 Janette Ave. Land Trust, from Jane Maureen Varney, unmarried, by deed on April 15, 2016, of record in Instrument Number 20160421-0038781, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 47-52, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3370, page 121; Book 3398, page 438; and Book 4179, page 488, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4636, page 788, Register's Office for Davidson County, Tennessee.

This is improved property known as: **408 Janette Avenue, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this March 17, 2017.

408 Janette Ave. Land Trust

By Trustee, Inc., a Wyoming corporation, Trustee
By Brandon Eley, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of March, 2017, before me, appeared Brandon Eley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice preisdent of Trustee, Inc., a Wyoming corporation, acting as Trustee, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Brandon Eley, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-24-17
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN