Davidson County DEEDWARR
Recvd: 03/21/17 14:06 3 pgs
Fees:18.00 Taxes:1110.00
20170321-0027580

WARRANTY DEED

SRN17-0102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVORN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay M. Thomas	Quicken Loans, Inc.	
102 Carriage Ct.	(NAME) 1050 Woodward Ave.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Detroit, MI 48226	171-03-0A-209.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARLANE PEAK NOW KNOWN AS MARLANE H. CLAXTON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD L. THOMAS AND KAY M. THOMAS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, of record in Plat Book 9700, Page 578, and revised in Instrument No. 200008040077800, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Marlane Peak by Warranty Deed from Antonio Dwight Beckham, unmarried, of record in Instrument No. 20030919-0138858, Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on September 19, 2003.

Spouse of Marlane Peak, now known as Marlane H. Claxton, never occupied said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 578 and revised in Instrument No. 200008040077800, Plat Book 7900, page 509, Book 7798, Page 843, Book 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10694, Page 541, Book 10774, Page 945, Book 11550, Page 531, Book 11682, Page 75, Book 11682, Page 65, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, Book 8920, Page 45, Book 11550, Page 554, Book 10126, Page 186, Book 10275, Page 959, amended in Book 10694, Page 539 and Book 10774, Page 999, Book 10774, Page 996, Book 10126, Page 489 and amended in Instrument No. 20150102-0000219, Book 10774, Page 938, Book 11550, Page 529, Book 8920, Page 40, Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431 and Book 10012, Page 756, Book 10854, Page 134, Book 10126, Page 430, Book 10356, Page 920, Book 10709, Page 143, Instrument No. 20131021-0109635; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 102 Carriage Ct. , Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of March, 2017.

Marlane H. Claxton

Marlane Peak now known as Marlane H. Claxton

STATE OF Tennessee
COUNTY OF Davidson

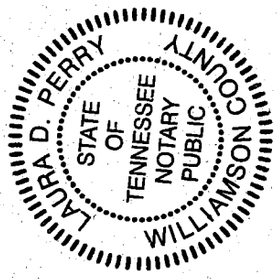
On this the 20th day of March, 2017, before me personally appeared Marlane Peak now known as Marlane H. Claxton, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY