WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036765 DEEDWARR
Recvd: 05/02/17 09:08 2 pgs
Fees:13.00 Taxes:604.77
20170502-0042834

R-VRES-16-8207-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tavis Pulley	**Quicken Loans Inc.**	
(NAME)	(NAME)	
8207 Sawyer Brown Road #F7	**1050 Woodward Avenue**	**142-01-0A-039.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSIE HAYWOOD, UNMARRIED AND AMBER SHOEMAKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAVIS PULLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. F-7, together with the carport designated as No. F-7-C, of River Plantation, Section One, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4562, page 474, the Plat of which is of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence B. Haywood and wife, Rosie Haywood and Amber Haywood, as Tenants with the Rights of Survivorship, by Quitclaim Deed from Lawrence B. Haywood and wife, Rosie Haywood of record in Instrument No. 20060821-0102935 Register's Office for Davidson County, Tennessee, dated August 04, 2006 and recorded on August 21, 2006.

The said Lawrence B. Haywood having since died on September 13, 2016, leaving Rosie Haywood and Amber Haywood as the surviving tenants.

The said Amber Haywood having since married and now being known as Amber Shoemaker.

The above-described property has never been the marital or primary residence of the grantor Amber Haywood (who is now known as Amber Shoemaker).

This conveyance is subject to:
- Property Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 4460, Page 59 and Boundary Plat in Book 4460, page 18, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section 1, a Condominium of record in Book 4562, Page 474; Book 4661, page 334; Book 4691, Page 906 and Book 6436, page 389, Instrument No. 20051020-0126564, and in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 200508180098515, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for sewer line of record in Book 7598, Page 753, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8207 Sawyer Brown Road #F7, Nashville, Tennessee 37221**.

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 the 28th DAY OF APRIL, 2017.

Rosie Haywood by John Gleaves as Attorney in Fact

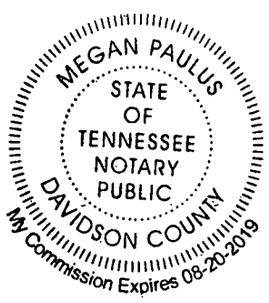
Amber Shoemaker by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROSIE HAYWOOD AND AMBER SHOEMAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said ROSIE HAYWOOD AND AMBER SHOEMAKER.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212