WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/17 11:17 3 pgs
Fees:18.00 Taxes:540.20
20170613-0059234

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$146,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of June, 2017

Notary Public
My Commission expires: 9/4/19
(Affix Seal)

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:
Krysten Haley	Quicken Loans, Inc.	160-16-0A-071.00CO
5810 Monroe Xing	658 Woodward Avenue	
Antioch, TN 37013	Detroit, MI 48226	

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, **Juston Campbell Claybon, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Krysten Haley and Tyler Haley, wife and husband,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 171 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20031119-0168785, attached as Exhibit "A-1" Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Juston Campbell Claybon, unmarried from Lawrence Jones, Jr., unmarried and Larry D. Jones and wife, Lisa Jones by Warranty Deed on July 24, 2006, of record in Instrument Number 20060802-0094238, 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:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20031119-0168785, as amended and supplemented in Instrument No. 20060825-0105504, Instrument No. 20050609-0066104, and Instrument No. 20080812-0082993 Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Provincetown Homeowner's Association, Inc., of record in Instrument No. 20031112-00169428, Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.
- Development and Easement Agreement of record in Instrument No. 20031124-0170577, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, Register's Office for said County; Quitclaim Deed to Provincetown HOA conveying the Stream Buffers and Drainage Easements of record in Instrument No. 20080226-0018727, Register's Office for said County; Subject to all matters on boundary plat of record in Instrument No. 20040218-0018392, Register's Office for said County; Easement for Telephone Line of record in Book 1224, page 256, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7306, page 109, and Book 10034, page 452, Register's Office for said County; Sign Easement of record in Book 6196, page 738, Register's Office for said County; Subject to all matters on plat of record in Instrument No. 20080729-0077388, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5810 Monroe Xing, Antioch, TN 37013**

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 June 5, 2017.

Juston Campbell Claybon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Juston Campbell Claybon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 5, 2017

Notary Public

My commission expires 1/8/19



TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

