WARRANTY DEED

Bill Garrett Davidson County
Batch# 3151 DEEDWARR
09/21/2017 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20170921-0097107

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Bonnie A. Mitchell
Affiant

Subscribed and sworn to before me this 16th day of August, 2017

Jill Simmons
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:
Maria Young	Quicken Loans Inc.	
3265 New Town Road	1050 Woodward Avenue	
Antioch, TN 37013	Detroit, MI 48226-1906	

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, **Ronnie C. Judkins, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria Young, a single woman and James Cook, a single man, as Tenants in Common with rights of survivorship**, 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 Lot No. 160 on the plan of Towne Village of the Country, Section 2, of record in Plat Book 5200, page 176 and 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Betty Norfleet by Warranty Deed from Amy Francis Sontag dated October 9, 2003 of record in Instrument Number 20031016-0153593, Register's Office for Davidson County, Tennessee. Said Betty Norfleet having since died and under the terms of her Last Will & Testament, bequethed the above described property to Ronnie C. Judkins. Said Last Will & Testament is found of record in Instrument Number 20151022-0107748, 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 as shown on the Plan of record in Plat Book 5200, page 176-177, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5456, page 511, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3265 New Town Road, 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 August 16, 2017.

Ronnie C. Judkins

Ronnie C. Judkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie C. Judkins** 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 August 16, 2017

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11.6.17

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

