WARRANTY DEED

Bill Garrett Davidson County
Batch# 9277 **DEEDWARR**
10/06/2017 11:19:40 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171006-0102867

J-FSBO-17-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Ross H. Moffitt and Laine L. Moffitt	**Quicken Loans Inc.**	
(NAME)	(NAME)	
310 Peachtree St.	**1050 Woodward Avenue**	**119-01-0-458.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**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, **MICHAEL F. SYBERT AND HOLLY L. SYBERT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSS H. MOFFITT AND LAINE L. MOFFITT, HUSBAND AND WIFE,** 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 Lot No. 7 and the east one-half of Lot No. 6 on the Plan of Overhill City and W.H. Fox Subdivision of certain blocks in Cumberland Nurseries Subdivision of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael F. Sybert, unmarried by Warranty deed from Denise Shadwick, unmarried of record in Instrument No. 20080605-0057942 Register's Office for Davidson County, Tennessee, dated June 3, 2008 and recorded on June 5, 2008.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, 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: **310 Peachtree St., Nashville, Tennessee 37210**.

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 3 DAY OF OCTOBER, 2017.

Michael F. Sybert BY [illegible] AS ATTORNY-IN-FACT
Michael F. Sybert by Joseph Henley as Attorney-in-Fact

Holly L Sybert BY [illegible] AS ATTORNY-IN-FACT
Holly L. Sybert by Joseph Henley 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, Joseph Henley, 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 MICHAEL F. SYBERT AND HOLLY L. SYBERT, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL F. SYBERT AND HOLLY L. SYBERT.

Witness my hand and official seal, this the 3rd of October, 2017.

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Notary Public
My Commission Expires
(SEAL)

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