WARRANTY DEED

Bill Garrett Davidson County
Batch# 22028 DEEDWARR
11/03/2017 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20171103-0113144

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on 11/01/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA Z STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tiffany Mendez 2846 VISTA LANE Nashville, TN 37207	Quicken Loans, Inc. 1050 Woodward Ave Detroit, MI 48226-1906	Map 059-04-0 Parcel 16 & 33

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Simon Rooks III, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Tiffany Mendez, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 145 on the Plan of Section Four, Third Addition to Trinity Hills Village, of record in Book 5200, Page 248, Register's Office for Davidson County, Tennessee, and now known as 145-A and 145-B, Zone Lot Division of Lot No. 144 and 145, Section Four, Third Addition, Trinity Hills Village, of record in Book 6250, Page 243, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Simons Rooks, III and wife, Therma B. Rooks from Tammie M. Flemming, unmarried, Margie R. Harrington and Melvin Harrington as recorded on the 25th day of March, 2004 in Instrument No. 20040325-0033824, in the Register's Office of Davidson County, Tennessee. Simon Rooks, III, was awarded all right title and interest in this real property by the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, on April 26, 2013, Docket Number 08D-148, of record in Instrument No. 20130514-0048555, in the Register's Office of Davidson County, Tennessee. Being further the same property conveyed to Simon Rooks, III, by Quitclaim Deed from Simon Rooks, III, as recorded on the 26th day of September, 2017 in Instrument No. 20170926-0098717, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2844 VISTA LANE AND 2846 VISTA LANE, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 10/31/17.

Simon Rooks III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/31/17, before me personally appeared Simon Rooks III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 10/31/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017