Bill Garrett Davidson County
Batch# 26236 DEEDWARR
11/16/2017 09:14:30 AM 2 pgs
Fees: $13.00 Taxes: $614.20
20171116-0117676

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

HALE E. WILSON, III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-VRES-17-715

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)
Mariam Zeyada	Quicken Loans, Inc.	
(NAME)	(NAME)	
715 Elissa Dr.	1050 Woodward Ave	**107-05-0-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226-1906	
(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, **ROBBIE HUTTON, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIAM ZEYADA, A SINGLE 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 Lot No. 117 on the Plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 32, 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 Donald E. Hutton, a single person by Warranty Deed from Dr. Gus Lashlee, of record in Book 5236, page 195, Register's Office for Davidson County, Tennessee, dated December 15, 1977 and recorded on December 22, 1977. The said Donald E. Hutton died October 3, 2011, and his interest in the subject property vested in Robbie Bernice Pruitt Hutton and Sabrina Nichole Hutton Broersma, as his only heirs at law, as evidenced by an Affidavit of Heirship recorded in Instrument No. 20120509-0040119, Register's Office for Davidson County, Tennessee. The said Sabrina Nichole Hutton Broersma having since relinquished all of her rights, title and interest in and to the subject property as evidenced by Disclaimer of record in Instrument No. 20120509-0040120, Register's Office for Davidson County, Tennessee, leaving Robbie Bernice Pruitt Hutton as the sole owner of the subject property. And Affidavit of Heirship recorded simultaneously herewith in Instrument No. 201711160117674, Register's Office for Davidson County, Tennessee.Sabrina Nichole Hutton Broersma joins in the conveyance of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2959, Page 215, Book 2964, Page 01 and Book 3096, Page 485, 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: **715 Elissa Dr., Nashville, Tennessee 37217**.

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 8th DAY OF NOVEMBER, 2017.

Robbie Hutton

Sabrina Nichole Hutton Broersma by Robbie Hutton attorney in fact

Robbie Hutton

Sabrina Nichole Hutton Broersma by Robbie Hutton,
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, ROBBIE HUTTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2017.

Megan Paulus

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBBIE HUTTON, 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 Sabrina Nichole Hutton Broersma, and who acknowledged he/she/they executed the same as the free act and deed of the said Sabrina Nichole Hutton Broersma.

Witness my hand and official seal, this the 8th of November, 2017.

Megan Paulus

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

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

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021