Bill Garrett Davidson County
Batch# 36679 **DEEDWARR**
12/13/2017 10:39:33 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20171213-0127031

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xanshunta Polk,	Quicken Loans	
	(NAME)	
728 Jessica Taylor Drive	1050 Woodward Ave	053-13-129.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jackie Broadrick and wife, Sylvia Broadrick, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Xanshunta Polk, a single woman, hereinafter called the Grantees, their heirs 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. 86 ON THE PLAN OF PHASE II, KIMBOLTON OF RECORD IN PLAT BOOK 6900, PAGE (S) 792 THROUGH 794, INCLUSIVE, 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 JACKIE BROADRICK AND WIFE, SYLVIA BROADRICK BY WARRANTY DEED FROM MICHAEL ALLEN GREENE AND WIFE, SUSAN L. GREENE OF RECORD IN BOOK 10425, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 17, 1997 AND RECORDED ON APRIL 23, 1997.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 728 Jessica Taylor Drive, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 5th day of December, 2017.

WARRANTY DEED

(Continued)

Jackie Broadrick

Sylvia Broadrick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas V. * Cunningham the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

* Jackie Broadrick and Sylvia Broadrick, husband and wife

Witness my hand and official seal, this the 5th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072