Bill Garrett Davidson County
Batch# 61219 DEEDWARR
02/21/2018 03:30:27 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20180221-0016614

WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-010059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Glenn Roach	Quicken Loans, Inc.	
(NAME)	(NAME)	
214 Old Hickory Blvd #177	1050 Woodward Avenue	142-04-0A-177.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CINDY SUTTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY GLENN ROACH, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, THIS BEING INVESTMENT PROPERTY ONLY, HAVING NEVER BEEN PERSONAL RESIDENCE OF GRANTOR AT ANYTIME DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson, Tennessee, being Unit No. 177, on the Plan of Bell Forest, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Codes Annotated, and as established by the Master Deed for Belle Forest Condominium Apartments, as of record in Book 5438, Page 699, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed. Reference is hereby made to the Plat for Belle Forest Condominiums, for proper identification.

Being the same property conveyed to Michael Sutton, married by Warranty deed from Richard L. Dunlap, IV of record in Instrument No. 20070926-0114711 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on September 26, 2007.

Being the same property conveyed to Michael Sutton and wife, Cindy Sutton and Aly Sutton by Quitclaim deed from Michael Sutton, married of record in Instrument No. 20070926-0114713 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on September 26, 2007.

Being the same property conveyed to Michael Sutton and wife, Cindy Sutton by Quitclaim deed from Aly Sutton Controy (F. K. A. Aly Sutton) of record in Instrument No. 20100216-0011734 Register's Office for Davidson County, Tennessee, dated February 12, 2010 and recorded on February 16, 2010.

Being the same property conveyed to Cindy Sutton by Quitclaim deed from Michael Sutton of record in Instrument No. 20141020-0096721 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on October 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 214 Old Hickory Blvd #177, Nashville, TN 37221
(House No.) (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 the 16th day of February, 2018

Cindy Sutton

STATE OF Tennessee
COUNTY OF Williamson

On this 16th day of February, 2018, before me personally appeared Cindy Sutton to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 16th day of February, 2018.

Commission Expires: 5/13/2020

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

Deanna L Cooper
Notary Public