18-0057

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson
TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES: 9-6-20	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 16, 2018.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Bill Garrett Davidson County
Batch# 72962 **DEEDWARR**
03/26/2018 10:08:49 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180326-0028001

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0051**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany Bauerlin	**Quicken Loans, Inc.**	**61-4-5.00**
(NAME) **5012 Inglewood Court**	(NAME) **1050 Woodward Avenue**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam Scully and Tia Scully, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany Bauerlin, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 67 Block D on the plan of Inglewood Heights Subdivision, of record in Book 1424, Page 85, Register's Office for said County.

Said Lot No. 67 fronts 60 feet on the easterly margin of Inglewood Court and extends back between parallel lines 168.3 feet to a dead line on which it measures 60 feet.

Being the same property conveyed to Adam Scully and Tia Lowry Scully, husband and wife, by Warranty Deed from James Waples, unmarried, dated November 15, 2017 , filed of record in Instrument Number 20171129-0121556, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harry Lee Waples and wife, Darlene H. Waples, by Warranty Deed from Lillian J. Foster, a single person, dated September 8, 1986, recorded September 9, 1986 in Book 6973, Page 642. The said Harry Lee Waples having since died on December 6, 2003, and Darlene H. Waples having become sole owner as surviving tenant by the entirety. The said Darlene H. Waples died intestate on November 4, 2016 and her estate has been admitted for probate under Case No. 16P1954 in the Probate Court for Davidson County, Tennessee. Her son, James Waples, is her sole surviving heir.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5012 Inglewood Court, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **March, 2018**.

Adam Scully

Tia Scully

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam Scully and Tia Scully**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **March, 2018**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES:
9-6-20