Bill Garrett Davidson County
Batch# 109536 DEEDWARR
06/27/2018 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180627-0062018

WARRANTY DEED

File #18300

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Brenda Henton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2018.

Kayla R. Anderson
Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Edward Fox	Quicken Loans	059040A11100CO
(NAME) 2875 Creekbend Drive	(NAME) 635 Woodward Avenue	
(ADDRESS) Nashville, TN 37207	(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, **Kevin R. Carmack and wife, LaQueena W. Carmack,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Travis Lope and spouse, Timothy Edward Fox,** HEREINAFTER CALLED THE GRANTEE, HIS 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 117 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kevin R. Carmack and wife, LaQueena W. Carmack by Warranty Deed from Centex Homes, a Nevada General Partnership dated July 17th 2007 and recorded July 19th 2007 of record in Instrument No. 20070719-0085893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 2875 Creekbend Drive, Nashville, TN 37207
(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 hand this 25 day of June, 2018.

Kevin R. Carmack

LaQueena W. Carmack

STATE OF Georgia
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin R. Carmack and LaQueena W. Carmack, the bargainor(s), 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 25th day of June, 2018.

Notary Public

My Commission Expires: 05/17/2021

ENIDE PANIER
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 17, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

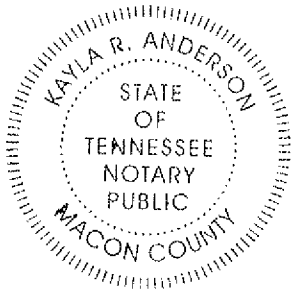
State of Tennessee

County of Macon

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

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18