WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2018.

Notary Public

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

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

Karen Y Johnson Davidson County
Batch# 139784 DEEDWARR
09/11/2018 03:53:42 PM 2 pgs
Fees: $13.00 Taxes: $422.54

20180911-0090132

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)
Ross Moffitt	**Quicken Loans Inc.**	
(NAME)	(NAME)	**119-16-0-043.00**
310 Peachtree Street	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL A. JONES, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ROSS MOFFITT, A MARRIED MAN,** hereinafter called the Grantee, his 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.139 on the Plan of Battlewood Section II of record in Plat Book 1835, Page 95 and 96, 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 Grady Anderson Jones, Jr. by Warranty Deed from Grady A. Jones, Sr. and wife, Willie Jones of record in Book 3032, Page 291, Register's Office for Davidson County, Tennessee, dated January 18, 1960 and recorded on March 14, 1960. (Value or consideration shown in aforementioned deed $na.) Grady Anderson Jones, Jr. having since died on March 17, 2014, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 14P-656.

NOTE: THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page 95 and 96, 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: **911 Drummond Drive, Nashville, Tennessee 37211**.

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 hand this the 7th DAY OF SEPTEMBER, 2018.

Michael A. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. JONES, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of September, 2018.

Notary Public

My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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