WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/26/22

CHRISTI M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 142865 DEEDWARR
09/19/2018 02:42:16 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180919-0093007

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0759

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Davison, single man	Quicken Loans, Inc.	#151090B09300CO
(NAME) 5432 Skip Jack Dr.	(NAME) 635 Woodward Avenue	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MEGAN T. SMITH F/K/A MEGAN T. LENTZ AND HUSBAND, TYRONE D. SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICHOLAS DAVISON, SINGLE MAN,

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. 90 on the Plan of Phase 2, Lakeside Cove at Percy Priest of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Megan T. Lentz and Tyrone D. Smith by deed from Centex Homes, a Nevada General Partnership of record in Instrument 20060605-0066064, Register's Office for said County, dated June 1, 2006. The said Megan T. Lentz is now known as Megan T. Smith.

Megan T. Lentz and Megan T. Smith being one and the same person.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20041105-0133677, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051102-0132676, said Register's OfficeWater Line Easement of record in Book 8175, Page 783, said Register's Office; (3) Sewer Easement of record in Instrument 20020212-0018699, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20040914-0110817, said Register's Office; (5) TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5432 Skip Jack Dr., Antioch, TN 37013
(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 our hands this 17th day of September, 2018.

Megan T. Smith

Tyrone D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan T. Smith and Tyrone D. Smith, 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, 17th day of September, 2018.

Notary Public

My Commission Expires:

3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.