Karen Y Johnson Davidson County Batch# 149839 DEEDWARR 10/08/2018 12:26:44 PM 2 pgs Fees: $13.00 Taxes: $555.00 20181008-0099596	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 150,000.00 Affiant Subscribed and sworn to before me, this 5th day of October, 2018. NOTARY PUBLIC Pamela B. Matheney My Commission Expires September 22, 2020 STATE OF TENNESSEE My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marcey L. Vestal	**QUICKEN LOANS, INC.**	**10808028900**
3072 Reelfoot Drive	**1050 WOODWARD AVE.**	
Nashville, TN 37214	**DETROIT, MI 48225-1906**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Danny Joe Denison

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

Marcey L. Vestal , a single 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, being Lot No. 63, (erroneously referenced as Lot No. 6 on prior deeds of record) on the Plan of Reelfoot, Section Three, of record in Book 6250, pages 167 and 168, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny Joe Dennison from Todd Tate, a married man by Quitclaim Deed dated June 13, 2017, recorded in Instrument No. 20170614-0059922, Register's Office for Davidson County, Tennessee.

Said property was used as investment property and was not the residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3072 Reelfoot Drive, Nashville, TN 37214.

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 in 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 5th day of October, 2018.

Danny Joe Denison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Danny Joe Denison,** the within named Grantor(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, at office, this 5th day of October, 2018.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY