THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 **Karen Johnson Davidson County** **Batch# 236680 DEEDWARR** **05/30/2019 02:01:30 PM 3 pgs** **Fees: $18.00 Taxes: $802.90** **20190530-0051405**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **217,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2019. Notary Public MY COMMISSION EXPIRES: 1/3/2022 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Beu	Quicken Loans Inc.	MAP 075-12-0F-
735 Tulip Grove Road Unit 237	1050 Woodward Ave.	PARCEL 064.00-CO
Hermitage, TN 37076	Detroit, MI 48226-1906	
(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\\I, **Daniel G. Hagemann, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Beu, a single man**

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 No. 64, aka Unit No. 237, on the Plan of Tulip Cove Townhomes, shown as Exhibit B, in Instrument No. 20050525-0059119, as amended at Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel G. Hagemann, unmarried by Warranty deed from Elizabeth R. Walter, unmarried of record in Instrument No. 20081002-0100269 Register's Office for Davidson County, Tennessee, dated September 26, 2008 and recorded on October 02, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record as Boundary Survey recorded in Instrument No. 20050517-0055768; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument Number 20080103-0000699; and Instrument Number 20120521-0043906; (4) Plumbing Permit of record in Book 10413, Page 841; (5) Easement for sanitary sewers of record in Book 4123, Page 640; (6) Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20160301-0019393; (7) Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **735 Tulip Grove Road Unit 237; Hermitage, TN 37076.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 29th day of May, 2019.

Daniel G. Hagemann by JAW as attorney-in-fact

Daniel G. Hagemann by James A. Waechter, Attorney-in-Fact

State of Tennessee

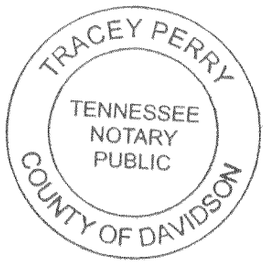
County of Davidson

On this the 29th day of May, 2019, before me personally appeared James A. Waechter, to me known (or proved to me on the basis of satisfactory evidence) to be such person who executed the foregoing instrument on behalf of Daniel G. Hagemann, and who acknowledged that such person executed the same as the free act and deed of the said Daniel G. Hagemann by virtue of that Power of Attorney, duly executed by the said Daniel G. Hagemann.

Tracey Perry

Notary Public

My Commission Expires: 9-6-22



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

