This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 4-19-5605

Karen Johnson Davidson County
Batch# 322059 DEEDWARR
11/27/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20191127-0122906

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-19-5605

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $860,000.00

Affiant

WESSLEY INSCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of November, 2019

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Stokes and Carrie Stokes 5551 Hillview Drive Brentwood, TN 37027	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	159 12 0 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Adam Rimer, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Stokes and Carrie Stokes, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 48, SECTION THREE, REVISED, OAK HILL ESTATES, as shown on plat of record in Plat Book 5200, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Rimer, an unmarried man, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20131018-0109055, in the Register's Office of Davidson County, Tennessee, dated October 16, 2013, and recorded on October 18, 2013.

This is improved property located at: **5551 Hillview Drive, Brentwood, TN 37027**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of November, 2019.

GRANTOR:

Adam Rimer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Rimer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of November, 2019.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: 11-03-2020

201911270122906

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

