Karen Johnson Davidson County
Batch# 362919 DEEDWARR
02/25/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200225-0020914

Warranty Deed

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this the 20th day of February, 2020. Rachel Marie Collins Notary Public My commission expires: 3-21-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Stoutenburg	Quicken Loans	061-10-0-148.00
803 Matthews Avenue	1050 Woodward Ave	
Nashville, TN 37216	Detroit MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JACOB VANHOOSER, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW STOUTENBURG, A SINGLE MAN**, 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:

Land in Davidson County, Tennessee, being Northerly 50 feet of Lot No. 32 on the Plan of Maplewood Manor Subdivision of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 32 fronts 50 feet on the Westerly side of Anderson Street and extends back 190 feet on the Northerly line and 184 feet, more or less, on the Southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Allie M. Bell, an unmarried woman by Warranty deed from Robert Braswell, married of record in Instrument No. 20070604-0065621 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 04, 2007.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Allie M. Bell, an unmarried woman of record in Instrument No. 20190304-0019253 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

Being the same property conveyed to Jacob Vanhooser by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190304-0019254 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 803 Matthews Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of February, 2020.

Jacob Vanhooser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob Vanhooser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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

