Karen Johnson Davidson County
Batch# 569610 DEEDWARR
02/05/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210205-0017233

# WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

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

File No.: 21-0031

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| John Bush, a single man, and Morgan Laveau, a single woman | Quicken Loans, LLC | Map: 174110A13100 |
| (NAME)<br>1221 Blairfield Dr. | (NAME)<br>1050 Woodward Ave. | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Detroit, MI 48226-1906 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-THREE THOUSAND AND NO/100 DOLLARS ($373,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BOBBY R. GREER, A SINGLE PERSON,**

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

**JOHN BUSH, A SINGLE MAN, MORGAN LAVEAU, A SINGLE WOMAN, AND CODY WILLIS, A 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. 423, on the Plan of Cane Ridge Farms, Section One, Phase Three, as of record in Instrument No. 20010606-0059239 and corrected in Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby R. Greer, a single person, by deed from Cartus Financial Corporation, formerly known as Cendant Mobility Financial Corporation, a Delaware Corporation, of record in Instrument No. 20061212-0153282, dated November 27, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010606-0059239, and corrected in Instrument No. 20030210-0018021, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 20010815-0088360, said Register's Office; (4) Quitclaim Deed of common areas to Homeowner's Association of record in Instrument 20010815-0088361, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000905-0087103; Instrument 20010815-0088370; Instrument 20040319-0031603; Instrument 20041102-0131848; Instrument 20100526-0040558; Instrument 20100526-0040558; Instrument 20110128-0007971; Instrument 20160614-0055957; Instrument 20160601-0055259, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1221 Blairfield 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 4th day of February, 2021.

Bobby R. Greer

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 Bobby R. Greer, 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, 4th day of February, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.