(1)

WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

Davidson County DEEDWARR
Recvd: 05/03/05 14:29 2 pgs
Fees:13.00 Taxes:370.00

20050503-0049363

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~February 23, 2008.~~ 3-6-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Kim	Fifth Third Mortgage Company	
(NAME)	(NAME)	
6222 N. New Hope Road	336 Main Street	87-00-17
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050909

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, John D McCormick**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Grace Kim, a married person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract of parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the westerly boundary of New Hope Road at the S.E. corner of the lands of Jesse O. Graves and wife, Lennie Graves; thence Northerly with the east boundary of said Graves tract a distance of 70 feet to an iron pin in the westerly boundary of New Hope Road; thence westerly a distance of 245 feet to an iron pin; thence southerly a distance of 70 feet to an iron pin located in the southerly boundary of the Graves tract of land; thence easterly a distance of 245 feet to the point of beginning.

BEING the same property conveyed to John D. McCormick, a married man by Deed from Charles C. Graves, Jr., Executor for The Estate of Marie C. Graves on 4/21/03 of record in Instrument Number 200304230054218, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6222 N. New Hope Road, Hermitage, TN 37076

(House Number) (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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of April, 2005.

John D McCormick

Lois P. McCormick

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John D McCormick,* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that John D McCormick* executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 29th day of April, 2005.

Commission expires: February 23, 2008

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Mary Anne Hardaway Notary Public

*and Lois P. McCormick