File No. 260200646

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

X Mark J. Gorman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2006.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/14/06 12:59 2 pgs
Fees:13.00 Taxes:493.95

20060314-0029257

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark J. Gorman	Liberty Mortgage Funding	57 135
(NAME) 5318 Old Hickory Blvd	(NAME) 9300 Shelbyville Road	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Louisville, Kentucky 40222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Catherine M. Cavender, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark J. Gorman, HEREINAFTER CALLED THE GRANTEE(S), 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 a portion of property conveyed in Deed Book 9263, Page 808, and shown as a portion of Parcel 26 on Tax Map 57, and being described according to a Survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 3, 1997 as follows:

Beginning at an existing iron pin in the easterly margin, 25 feet from the centerline of Old Hickory Boulevard, the most southwest corner of this tract and being a corner to Dwight A. Lang (Deed Book 9688, Page 410); thence, with said boulevard, North 25 degrees 43 minutes, 00 seconds East for a distance of 93.70 feet to a point in the margin of said boulevard; thence, continuing with said boulevard, North 82 degrees 19 minutes 12 seconds East for a distance of 152.56 feet to an iron pin set in the margin of said boulevard; thence South 78 degrees 29 minutes 15 seconds East for a distance of 1,001.85 feet to an iron pin set in the line of said Lang; thence, with the said line of Lang for the next three calls as follows: South 66 degrees 03 minutes 53 seconds West for a distance of 408.46 feet to an existing iron pin; thence South 89 degrees 41 minutes 22 seconds West for a distance of 153.97 feet to an existing iron pin; thence, North 75 degrees 24 minutes 07 seconds West for a distance of 586.35 feet to the beginning.

Being the same property conveyed to Catherine M. Cavender by Quitclaim deed from Ronald L. Sixt of record in Deed Book 10780, page 295, Register's Office for said County. Catherine M. Cavender now being Catherine McCreary.

Spouse of Catherine M. McCreery has never lived in said property as his principal residence.

Catherine M. Cavender and Catherine McCreery being one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5318 Old Hickory Boulevard, Nashville, TN 37218
(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 9th day of March, 2006.

Catherine M. Cavender, McCreery by Matthew Stutler attn fact

STATE OF TN

COUNTY OF WILSON

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Matthew C. Stutler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No._____, Registers Office for Davidson, the **Attorney-in-Fact** of Catherine McCreery aka Catherine M. Cavender (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 3/9/2006.

My Commission Expires:. 11-28-09

, Notary Public.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260200646

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122