Davidson County DEEDWARR
Recvd: 06/12/07 11:08 3 pgs
Fees:18.00 Taxes:676.36
20070612-0070340

Dav. Co. File Box 8

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of June, 2007.

Notary Public

My Commission Expires: 3-30-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Emily L.McCormick

3905 Bridgeview Lane
Nashville, Tennessee 37221

SEND TAX BILLS TO:
SunTrust Mortgage Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP-PARCEL NUMBERS:

141060C072.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca S. Breeding, a married woman and Melinda O. Hatfield, a married woman, As Joint Tenants with Right of Survivorship, not as Tenants in Common hereinafter referred to as Grantors, hereby transfers and conveys to Emily L. McCormick, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot Number 60 on the Plan of Final Plat Riverbridge Community Phase 1B of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca S. Breeding, a married woman and Melinda O. Hatfield, a married woman, As Joint Tenants with Right of Survivorship, Not as Tenants in Common by Warranty Deed from Beazer Homes Corp D/B/A Phillips A Beazer Homes Company of record in Instrument No. 20040322-0032350, Register's Office for Davidson County, Tennessee, dated 3/18/04.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 200307090094605, Register's Office of said County.

Boundary plat of record in Instrument No. 200207090082561, Register's Office of said County.

Restrictions of record in Instrument No. 200302050016044, Instrument No. 200302180020999, Instrument No. 200303030027396, and in Instrument No. 200308060111893, Register's Office of said County.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3905 Bridgeview Lane, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 11th day of June, 2007.

Rebecca S. Breeding

Melinda O. Hatfield by Rebecca S. Breeding, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebecca S. Breeding, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11th day of June, 2007.

Witness my hand and official seal this 11th day of June, 2007.

Notary Public

My Commission Expires: _____

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

270500958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rebeccca S. Breeding, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, the **Attorney-in-Fact** of Milinda O. Hatfield (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 11th day of June, 2007, pursuant to a Power of Attorney dated May 31st, 2007 of record in Instrument No. 20070620070339 Register's Office for Davidson County, TN

My Commission Expires:.

_____, Notary Public.

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008