Davidson County DEEDWARR
Recvd: 07/17/07 11:09 2 pgs
Fees:13.00 Taxes:1461.50
20070717-0084915

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $395,000.00

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2007.

Notary Public
My commission expires: 4/20/2009

02-0706-45578

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael McCormack		171-03-0-A-170
1313 Fort Sumter Place	New Owner	
Brentwood TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julianne W. Waters, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael McCormack and wife, Robyn McCormack, hereinafter called the Grantees, their successors 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. 64, on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hugh Waters, Jr. and wife, Julianne W. Waters by deed from Radnor Homes, Inc., dated May 1, 1997, recorded May 1, 1997, of record in Book 10438, Page 94, Register's Office for Davidson County, Tennessee. The said Hugh Waters, Jr. died on August 28, 1977, leaving Julianne W. Waters as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1313 Fort Sumter Place, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~13~~ 12th day of July, 2007.

Julianne W. Waters

Julianne W. Waters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julianne W. Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2007.

State of Tennessee at Large

My Commission expires:

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON