File No. 270601510

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/20/07 10:57 2 pgs
Fees:13.00 Taxes:851.00
20070720-0086449

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. McCormick	John A. McCormick	174-00-0-154.00
(NAME) 5881 Pettus Road	(NAME) SAME 5865 Pettus Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, WE,

Walter J. Syes and Wife Sally Ann Syes,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John A. McCormick and wife, Diane B. McCormick,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Howard George and Associates, dated November 23, 1981, as follows:

Beginning at an iron pin set in the Westerly right of way of Pettus Road, approximately 1390 feet South of the centerline of Preston Road; thence with the said right of way South 1 degree 30' 00"West 100 feet to an iron pin set; thence North 88 degrees 30' 00" West 450.00 feet to an iron pin set; thence South 77 degrees 23' 10" West, 155.09 feet to an iron pin set; thence South 2 degrees 16' 05" West 101.08 feet to an iron pin set; thence North 89 degrees 57' 07" West 1215.09 feet to an iron pin set in a fence; thence North 0 degrees 19' 58" East 522.22 feet to a fence corner; thence South 89 degrees 02' 33" east 400.53 feet to an iron pin set in a fence; thence South 8 degrees 10' 37" East 259.92 feet to an iron pin set; thence South 88 degrees 30' 00" East 1382.90 feet to the beginning, containing 11.01 acres, more or less and known as Tract II.

Being the same property conveyed to Walter J. Syes and Sally Ann Syes by deed from Irene Carney and Husband R.H. Carney of record in Deed Book 5921, page 305, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5840, page 669, Register's Office for said County.

Waterline Easement as shown of record in Deed Book 5840, Page 669, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 5881 Pettus Road, Antioch, TN 37013

(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), THEIR 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), 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/our hands this 13th day of July, 2007.

Walter J. Syes

Sally Ann Syes

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Walter J. Syes and Sally Ann Syes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of July, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270601510

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.