Davidson County DEEDWARR
Recvd: 07/01/08 10:14 2 pgs
Fees:13.00 Taxes:1165.50

20080701-0067580

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2008. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katherine Ann Branson	New Owner	Map: 83-10
1610 Woodland Street		Parcel: 205
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES A. MCCORMACK AND WIFE, ERIN K. MCCORMACK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE ANN BRANSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 the westerly 52.0 feet of Lots Nos. 26, 27 and 28 on the Plan of Lockeland, Chadwell Home Place, of record in Book 57, page 135, Register's Office for said County, described as follows:

SAID parts of Lots Nos. 26, 27 and 28 front 52.0 feet on the southerly side of Woodland Street, formerly Lindsley Avenue, and run back between parallel lines with the easterly margin of Evander Street 150.0 feet to a dead line.

Being the same property conveyed to James A. McCormack and wife, Erin K. McCormack by deed from Scott W. Christie and wife, Jean R. Christie, a/k/a Jean Rosen Christie, of record in Instrument No. 20040723-0088529, Register's Office for Davidson County, Tennessee, dated July 15, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1610 Woodland Street, Nashville, TN 37206.

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/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2008.

James A. McCormack

Erin K. McCormack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James A. McCormack and Erin K. McCormack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2008.

Notary Public

My Commission Expires: November 22, 2010

