Davidson County DEEDWARR
Recvd: 07/02/08 13:44 2 pg
Fees:13.00 Taxes:691.90

20080702-0068496

Prepared by:
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2008.

Notary Public
My commission expires: 12-12-11

MELANIE M. DOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Robyn McCormack		173110A01900CO
2061 Stanford Village	new owner	
Antioch TN 37013-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Vanessa B. Long hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robyn McCormack an unmarried person 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:

Being Lot No. 33 on the Plan of Stanford Village Section 1 of record in Instrument No. 20000204-0012060 and 20000204-0012061 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ransom M. Jones and Vanessa B. Long by deed from John Shacklett and wife Biranna Shacklett of record in Instrument No. 20060901-00110771 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2008 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Stanford Village Section One of record in Instrument Nos. 200000204-0012060 and 200000204-0012061 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos 200002280019107; 200003010020280; 2000203-011283; 20010319-0026310; 20020123-0009420; 20041108-134204 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Stanford Village Homeowner's Association of record in Instrument No. 20000217-0016311 5) Bylaws for Stanford Village Homeowners Association of record in Instrument No. 20000217-0116311

This property is improved property known as 2061 Stanford Village, Antioch, Tennessee 37013-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2008.

Vanessa B Long By Amy Cross Nance Atty-in-fact
Vanessa B. Long by Amy Cross Nance
Attorney-in-Fact

Ransom M Jones By Amy Cross Nance Atty-in-fact
Ransom M. Jones by Amy Cross Nance
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2008, before me personally appeared Amy Cross Nance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vanessa B. Long acknowledged that such person executed the same as the free act and deed of Vanessa B. Long.

Dana Thomas
Notary Public

My Commission expires 1/22/12

DANA THOMAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2008, before me personally appeared Amy Cross Nance to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ransom M. Jones acknowledged that such person executed the same as the free act and deed of Ransom M. Jones.

Dana Thomas
Notary Public

My Commission expires 1/22/12

DANA THOMAS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

FILE NO: 05710