File No. 290600619

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048294 DEEDWARR
Recvd: 07/17/09 11:16 2 pgs
Fees:13.00 Taxes:488.40
20090717-0067145

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203
RETURN TO: BOX 50-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark M. McCormack	Guaranty Trust	142050B11000CO
(NAME)	(NAME)	
8300 SAWYER BROWN RD. #S307	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Murfreesboro, TN 37129	
(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, I, Ann Lambdin, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mark M. McCormack and wife, Diana N. McCormack, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. S-307 together with designated Carport No. S-307C of River Plantation, Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Pages 75-77 and amended in Book 4675, Page 103-105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit. TOGETHER with said apartment's appurtenant undivided interest in the general and limited common elements of the condominiums.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Section 3, River Plantation, of record in Book 4784, Page 464 Book 4784, Page 842 and Book 5785, Page 180, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ann Lambdin by Quitclaim Deed dated April 2, 2004, filed April 7, 2004 and re-recorded April 26, 2004, from William Lambdin, of record in Instrument No. 20040407-0039653 and re-recorded in Instrument No. 20040426-0047035, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 142050B11000CO

Subject to all matters as set forth on the plat of record in Book 4675, Page 75-77 and as amended in Book 4675, Pages 103-105, Register's Office of said County.

Master Deed as shown of record in Book 4784, Page 464, Book 4784, Page 842 and Book 5785, Page 180, said Register's Office.

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 8300 Sawyer Brown Rd. # S-307, Nashville, TN 37221
(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 2nd day of July, 2009.

Ann Lambdin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ann Lambdin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/2/2009.

Witness my hand at office this 2nd day of July, 2009.

Commission expires: 12/10/09

Notary Public

File Number: 290600619

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027