BILL GARRETT, Davidson County
Trans:T20100023049 DEEDWARR
Recvd: 04/19/10 13:53 2 pgs
Fees:13.00 Taxes:636.40

20100419-0029333

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010101

Send Tax Bills To:
Cendura Funding, Inc,
8509 Western Hills Blvd. Ste. 100
Fort Worth, TX 76108

New Owner is:
Jennifer Danette Shepherd
1838 Grace Point Lane
Nolensville, TN 37135

MAP: 188-10-0A

PARCEL: 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, McCormick 106, LLC, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Jennifer Danette Shepherd and Erika Lynn Bodin, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1838 Grace Point Lane, Nolensville, TN 37135**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Capstone Homebuilders Group, LLC, by Warranty Deed from Wood Ridge Development, Inc., a Tennessee corporation, dated 8-21-07 and recorded 8-24-07 in Instrument No. 20070824-0101504, in the Register's Office of Davidson County, Tennessee. Subsequently being the same property conveyed to McCormick, 106, LLC by Deed In Lieu of Foreclosure from Capstone Homebuilder's Group, LLC of record in Instrument Number 20100319-0020825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of April, 2010.

GRANTOR(S):

McCormick 106 LLC

BY: Mary L. Willard
Vice President

ACKNOWLEDGEMENT

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Mary Lynn Willard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the V. P. of the 101 McCormick LLC. the within named bargainor, and that he/she as such V. P., executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 14th day of April, 2010.

BARBARA A THOMPSON
NOTARY PUBLIC
BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires
April 11, 2013

Barbara A. Thompson
NOTARY PUBLIC
My Commission Expires: 4-11-2013

BALTIMORE COUNTY MD NOTARY PUBLIC BARBARA A. THOMPSON

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$172,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of April, 2010.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 7-29-13

MY COMMISSION EXPIRES JULY 29, 2013