SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079696 DEEDWARRSP
Recvd: 12/20/10 09:13 2 pgs
Fees:13.00 Taxes:516.89
20101220-0100782

STATE OF Maryland
COUNTY OF Baltimore

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,700.00

Affiant Amy E.K. Bitz

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) SCOTT MICHAEL BREZA NOTARY PUBLIC BALTIMORE COUNTY, MD. My expiration date is 7-17-11

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT10955

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey L. Russell	Real Estate Mtg Network, Inc	188100A05000CO
(NAME)	(NAME)	
2017 Oak Trail Drive	P.O. Box 217	
(ADDRESS)	(ADDRESS)	
	Iselin, NJ 08830	
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, McCormick 106, LLC, a Maryland limited liability company, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Audrey L. Russell,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50, 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 Southern Home Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Wood Ridge Development, Inc., a Tennessee corporation, dated November 20, 2007 and recorded November 30, 2007 in Instrument No. 20071130-0139103, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Pinnacle National Bank by Trustee's Deed from Hugh M. Queener, Trustee, dated November 10, 2009 and recorded November 10, 2009 in Instrument No. 20091110-0103995, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to McCormick 106, LLC, a Maryland limited liability company by Special Warranty Deed from Pinnacle National Bank to McCormick 106, LLC, a Maryland limited liability company, dated February 3, 2010 and recorded February 10, 2010 in Instrument No. 20100210-0010373, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2017 Oak Trail Drive Nolensville 37135
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Audrey L. Russell, and his/her/their assigns, forever.

Said McCormick 106, LLC, a Maryland limited liability company, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said McCormick 106, LLC, a Maryland limited liability company, has executed this deed this 2nd day of November, 2010

For the property commonly known as:
2017 Oak Trail Drive
Nolensville, TN 37135

McCormick 106, LLC, a Maryland limited liability company

Amy E. K. Bitz

STATE OF Maryland

COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Amy E.K. Bitz, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Beltway Capital, LLC, the ~~Attorney in Fact of said~~ McCormick 106, LLC, a Maryland limited liability company., the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by ~~Limited Power of Attorney~~ of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of November, 2010

Notary Public

My Commission expires: _____

SCOTT MICHAEL BREZA NOTARY PUBLIC BALTIMORE COUNTY, MD. My expiration date is 7-9-11

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT10955

2017 Oak Trail Drive
Nolensville, TN 37135