SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100080702 DEEDWARRSP
Recvd: 12/22/10 15:52 2 pgs
Fees: 13.00 Taxes: 462.13
20101222-0101950

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December 2010

Patricia Johnson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

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

RT10957

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M. Wilder	Sean M. Wilder	188-10-0-A 044.00 CO
(NAME)	(NAME)	
1836 Grace Point Lane	1836 Grace Point Lane	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sean M. Wilder, 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. 44 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Wood Ridge Development, Inc., a Tennessee corporation, by deed from Wood Ridge Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060823-0103620, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Capstone Homebuilders Group, LLC by deed from Wood Ridge Development, Inc., a Tennessee Corporation of recorded in Instrument No. 20070824-0101504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McCormick 106, LLC by Deed in Lieu of Foreclosure from Capstone Homebuilder's Group, LLC a Tennessee limited liability company, dated March 3, 2010 and recorded March 19, 2010 in Instrument No. 20100319-0020825, 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 1836 Grace Point Lane 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 Sean M. Wilder, and his/her/their assigns, forever.

Said McCormick 106, LLC, 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.

*a single person.

IN WITNESS WHEREOF, the said McCormick 106, LLC, has executed this deed this 8th day of November, 2010

For the property commonly known as:
1836 Grace Point Lane
Nolensville, TN 37135

McCormick 106, LLC

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 McCormick 106, LLC., the Attorney in Fact of said McCormick 106, LLC, 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 8th day of November, 2010

T.A.L.

Notary Public

My Commission expires: _____

SCOTT MICHAEL BREZA NOTARY PUBLIC BALTIMORE COUNTY, MD. My expiration date is 7-19-11

RETURN TO:

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

RT10957

1836 Grace Point Lane
Nolensville, TN 37135