SPECIAL WARRANTY DEED



SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Cuyahoga County
My Comm. Exp. 3-17-2015

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 2011

Notary Public Suzanne Molnar

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT10947

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Jacks	Wayne A. Jacks	188-10-0-A 055.00 CO
(NAME)	(NAME)	
2027 Oak Trail Drive	2027 Oak Trail Drive	
(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 **Wayne A. Jacks,** unmarried.
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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Numbers 55, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument Number 20070807-0093924, Register's Office of 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 by Warranty Deed from Wood Ridge Development, Inc. dated November 20, 2007 and recorded November 30, 2007 in Instrument Number 20071130-0139103, Register's Office for Davidson County, Tennessee, AND;

Being the same property 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 Number 20091110-0103995, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to McCormick 106, LLC by Special Warranty Deed from Pinnacle National Bank dated December 29, 2009 and recorded February 10, 2010 in Instrument Number 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 ☒ property, known as 2027 Oak Trail Drive Nolensville 37135
improved
(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 Wayne A. Jacks, 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.

BILL GARRETT, Davidson County.
Trans:T20110005013 DEEDWARRSP
Recvd: 01/25/11 16:24 2 pgs
Fees:13.00 Taxes:521.70
20110125-0007020

IN WITNESS WHEREOF, the said McCormick 106, LLC

., has executed this deed this 18th day of January 2011

For the property commonly known as:
2027 Oak Trail Drive
Nolensville, TN 37135

McCormick 106, LLC

STATE OF Maryland

COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of _____, 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 18th day of January 2011

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

Notary Public

My Commission expires: _____

RETURN TO:

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

http://rtnai.wordpress.com

RT10947