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 $119,900.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2011

Notary Public

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

RT10954

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Cody Sellers	Cody Sellers	188-10-0-A 040.00 CO
(NAME)	(NAME)	
1844 Grace Point Lane	755 St. Andrews Dr. #30-310	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Murfreesboro. TN 37128	
(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 **Christopher Cody Sellers,** married.
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:

Land in Davidson County, Tennessee, being Lot Number 40, on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, as of record in Instrument Number 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Capstone Homebuilders Group, LLC by Warranty Deed from Wood Ridge Development, Inc., a Tennessee corporation, dated August 21, 2007 and recorded August 24, 2007 in Instrument No. 20070824-0101504, said Register's Office

Being the same property conveyed to McCormick 106, LLC, a Maryland limited liability company by Deed in Lieu of Foreclosure by Capstone Homebuilder's Group, LLC dated March 3, 2010 and recorded March 19, 2010 in Instrument No. 20100319-0020825, said Register's Office.

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 1844 Grace Point Lane 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 Christopher Cody Sellers, 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:T20110010460 DEEDWARRSP
Recvd: 02/18/11 15:46 2 pgs
Fees:13.00 Taxes:443.63



20110218-0014082

IN WITNESS WHEREOF, the said McCormick 106, LLC

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

For the property commonly known as:
1844 Grace Point Lane
Nolensville, TN 37135

McCormick 106, LLC

STATE OF Maryland

COUNTY OF Baltimore

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Amy C. K. Bitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of January 2011

Commission expires:

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

Notary Public

RETURN TO:

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

http://rtnal.wordpress.com

RT10954