SPECIAL **WARRANTY DEED**

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

Michelle Yankura
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/2014 .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 106 Public Square #101, Centerville, TN 37033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Yankura	**Michelle Yankura**	**188100A05300CO**
(NAME)	(NAME)	
2023 Oak Trail Dr.	**2023 Oak Trail Dr.**	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	**Nolensville, TN 37135**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

McCormick 106 LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Yankura, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 53, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the same property conveyed to SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from WOOD RIDGE DEVELOPMENT, INC., A TENNESSEE CORPORATION, dated 11/20/2007 and filed for record on 11/30/2007 in Instrument 200711300139103, Register's Office for DAVIDSON County, Tennessee.
Being part of the same property conveyed to PINNACLE NATIONAL BANK by Deed from HUGH M. QUEENER, TRUSTEE, dated 11/10/2009 and filed for record on 11/10/2009 in Instrument 200911100103995, Register's Office for DAVIDSON County, Tennessee.
Being part of the same property conveyed to MCCORMICK 106, LLC, A MARYLAND LIMITED LIABILITY COMPANY by Deed from PINNACLE NATIONAL BANK, dated 01/29/2009 and filed for record on 02/10/2010 in Instrument 201002100010373, Register's Office for DAVIDSON County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110023352 DEEDWARRSP
Recvd: 04/20/11 13:09 2 pgs
Fees:13.00 Taxes:406.63
20110420-0030508

unimproved ☐
This is improved ☒ property, known as **2023 Oak Trail Dr., Nolensville, TN 37135**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and 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.

Witness my hand this **7th** day of **April, 2011.**

Stacy CK Candelas

McCormick 106 LLC

By: _____

Amy E. K. Bitz as REO Portfolio Manager for Beltway Capital Management, LLC, the managing member of McCormick 106 LLC

Jane T. Robertson

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned Notary Public in and for said County in said State, personally appeared **Amy E. K. Bitz** with whom I am personally acquainted and who upon oath acknowledged herself to be a **REO Portfolio Manager for Beltway Capital Management, LLC, the managing member of McCormick 106, LLC**, and she, as such **REO Portfolio Manager for Beltway Capital Management, LLC, the managing member of McCormick 106,** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the **Maryland LLC** by the said **Amy E. K. Bitz**

Witness my hand, at office, this 7th day of April, **2011.**

Constance M Michel

Notary Public

My Commission Expires: _____

CONSTANCE M. MICHEL
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 17, 2013

CONSTANCE M. MICHEL NOTARY PUBLIC CARROLL COUNTY, MD