This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ryan McCorduck
1401 Cedarway Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
New Owner
_____
_____, _____ _____

MAP 172-3
GROUP A
PARCEL 17.00co

BILL GARRETT, Davidson County
Trans:T20110035979 DEEDWARR
Recvd: 06/16/11 09:39 3 pgs
Fees:18.00 Taxes:769.60
20110616-0046067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary C. Beaty, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ryan McCorduck and Michael D. McCorduck**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 17 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, page 498-499, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mary P. Colmore, unmarried , by deed from Jason Hall and wife, Leslie B. Hall, of record in Instrument no. 20030716-0099758, Register's Office for Davidson County, Tennessee; further conveyed to Mary C. Beaty, married by Quitclaim Deed from Mary P. Colmore of record in Inst. No. 20090202-0008785, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1401 Cedarway Lane, Nashville, Tennessee 37211.**

*Larry B. Beaty, spouse of Mary C. Beaty, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **15th** day of **June, 2011.**

Mary C. Beaty

Larry B. Beaty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary C. Beaty and Larry B. Beaty**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of June, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of June, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012