WARRANTY DEED

G-AVE-11-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,200.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DONNA DELWORTH DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy L. McCormack	Nationstar Mortgage LLC	
774 23rd Ave.	(NAME) 350 Highland Drive	
(ADDRESS) San Francisco, CA 94121	(ADDRESS) Lewisville, TX 75067	105-10-A-111.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN J. FOGARTY, UNMARRIED AND JAMES L. MILLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GUY L. MCCORMACK AND WIFE, NORMA T. MCCORMACK AND DEVIN R. MCCORMACK , UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A-16, BEECHTREE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RYAN J. FOGARTY, AN UNMARRIED MAN AND JAMES L. MILLER, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM CORNERSTONE INVESTMENTS, INC., RECORDED ON THE 20TH DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100420-0029571, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS AND EASEMENTS SHOWN IN EXHIBIT E OF BOOK 11174, PAGE 284, AMENDED IN BOOK 11680, PAGE 193; BY-LAWS OF RECORD IN EXHIBIT C OF BOOK 11174, PAGE 284; CHARTER OF RECORD IN BOOK 11163, PAGE 16; MASTER DEED OF RECORD IN BOOK 11174, PAGE 284, AS AMEDED IN BOOK 11680, PAGE 193; EASEMENT FOR RIGHT OF WAY OF RECORD IN BOOK 3183, PAGE 65; EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20090930-0090862; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20041230-0155036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2020 Beech Avenue Unit A-16, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110046045 DEEDWARR
Recvd: 07/29/11 10:03 2 pgs
Fees:13.00 Taxes:415.14
20110729-0058135

Witness my/our hand(s) this 18th day of July, 2011.

Ryan J. Fogarty

James L. Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan J. Fogarty and James L. Miller the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903