BILL GARRETT, Davidson County
Trans:T20110072265 DEEDWARR
Recvd: 11/16/11 09:05 2 pgs
Fees:13.00 Taxes:340.40

20111116-0089346

RETURN TO:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128
MAFD11.3018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2011

NOTARY PUBLIC: 12.17.11
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Trilene McCormick 489 Rural Hill Road Nashville, TN 37217	New Owner	Map & Parcel 15001002400

For and in 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,

Joyce Ann Kiser, married (by and through Lillian Sherlene Holt, Attorney in Fact), Paul Wayne Hartman, married, Lillian Sherlene Holt, married and Kenneth Earl Hartman, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dawn Trilene McCormick, unmaried

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:

Being Lot No. 223 on the Plan of Edge-O-Lake Estates, Section 1, of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Paul E. Hartman and wife, Lillian E. Hartman by Deed from Albert Timothy Wilson and wife, Vicki Wilson dated November 30, 1987 of record in Book 7414, Page 728, Register's Office for Davidson County, Tennessee. Paul E. Hartman died November 5, 1988 vesting the property in Lillian E. Hartman, as surviving tenant by the entirety. Lillian E. Hartman died testate, May 25, 2009, vesting the property to Joyce Ann Kiser, Paul Wayne Hartman, Lillian Sherlene Holt, Kenneth Earl Hartman, the heirs of Lillian Chaffin Hartman, pursuant to Affidavit of Heirship of record in Instrument Number 20111116-0089343, and Instrument Number 20111116-0089344, said Register's Office.

This property is not nor has ever been the principal residence of the spouses of the Grantors herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3679, Page 279, Register's Office for Davidson County, Tennessee.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **489 Rural Hill Road, Nashville, TN 37217**
(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; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 14th day of November, 2011.

Joyce Ann Kiser by Lillian Sherlene Holt, Attorney in Fact

Joyce Ann Kiser by Lillian Sherlene Holt, Attorney in Fact

Paul Wayne Hartman

Paul Wayne Hartman

Lillian Sherlene Holt

Lillian Sherlene Holt

Kenneth Earl Hartman

Kenneth Earl Hartman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paul Wayne Hartman, Lillian Sherlene Holt, Kenneth Earl Hartman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian Sherlene Holt, Attorney-in-Fact for Joyce Ann Kiser, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Joyce Ann Kiser for the purposes therein contained by virtue of a Power of Attorney, duly executed and recorded simultaneously herewith in Instrument Number 20111116-0089345, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 14th day of November , 2011

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076