03

Realty Title

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $117,500.00.

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2011.

Diane K. Mann
Notary Public

My commission expires: _____
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2022 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stephanie R. McMurtrie Kevin T. McMurtrie	REGIONS BANK	Map 075-12-0-A Parcel 091.00co
5125 Greer Station Drive	2050 PARKWAY OFFICE CIRCLE	
Hermitage, TN 37076	BIRMINGHAM, AL 35244	

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

Tyson S. Pardee and wife, Tracy C. Pardee

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

Stephanie R. McMurtrie and husband, Kevin T. McMurtrie

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. 91 on the Plan of Greer Meadows at Cedar Creek, Section Two, as of record in Book 9700, Page 601, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tyson S. Pardee and wife, Tracy C. Pardee, by Deed dated May 24, 2004, from Michael T. Groves and wife, Amy P. Groves, of record in Instrument No. 20040603-0065155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **5125 Greer Station Drive, Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20110076787 DEEDWARR
Recvd: 12/05/11 15:23 2 pgs
Fees:13.00 Taxes:434.75
20111205-0094816

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 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 my/our hand(s) this 23 day of **November, 2011.**

Tyson S. Pardee

Tracy C. Pardee

STATE OF California)
COUNTY OF Butte)

Personally appeared before me, a Notary Public of said County and State, **Tyson S. Pardee,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of **November, 2011.**

Dawn R. Nevers
Notary Public

DAWN R. NEVERS
COMM. # 1832063
NOTARY PUBLIC - CALIFORNIA
BUTTE COUNTY
MY COMM. EXP. JAN. 19, 2013

My Commission Expires: Jan. 19, 2013

STATE OF California)
COUNTY OF Butte)

Personally appeared before me, a Notary Public of said County and State, **Tracy C. Pardee,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of **November, 2011.**

Dawn R. Nevers
Notary Public

DAWN R. NEVERS
COMM. # 1832063
NOTARY PUBLIC - CALIFORNIA
BUTTE COUNTY
MY COMM. EXP. JAN. 19, 2013

My Commission Expires: Jan. 19, 2011