File No. 120024

WARRANTY DEED

RETURN TO
ROBERT L. SCRUGGS ATTORNEY
2525 21ST AVE. S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20120003567 DEEDWARR
Recvd: 01/17/12 09:13 2 pgs
Fees:13.00 Taxes:1848.15

20120117-0004248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,500.00

Terri Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecelia Rose Newcomb Van Dyke, Trustee of the Cecelia Rose Newcomb Van Dyke Revocable Trust U/A/D 12/20/2010	Same as New Owner Cecelia Rose Newcomb Van Dyke	104 14 0G 009.00
(NAME)	(NAME)	
34 Erwin Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kristin Lauren McCord, sole heir of Michael D. McCord,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cecelia Rose Newcomb Van Dyke, Trustee of the Cecelia Rose Newcomb Van Dyke Revocable Trust U/A/D 12/20/2010**, 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. 55 on the Revised Final Plan of Whitworth, Phase 01, a Planned Unit Development, of record in Book 7900, Pages 140-144, 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 Michael D. McCord and wife, Jacqueline B. McCord by special warranty deed from Third National Bank in Nashville, dated October 1, 1992 and recorded on October 1, 1992 in Book 8744, page 951, Register's Office, Davidson County, Tennessee. The parties have since divorced and the said Jacqueline B. McCord conveyed all her right, title and interest in subject property to Michael D. McCord by quitclaim deed dated April 7, 2003 and recorded on April 15, 2003 in Instrument No. 20030415-0050406, said Register's Office. The said Michael D. McCord died on December 2, 2009 leaving Kristin Lauren McCord as the sole heir of Michael D. McCord. See Affidavit of Heirship of record in Instrument No. 20101117-0092039, Register's Office, Davidson County, Tennessee.

Jacquelyn Breeding Kennedy executed this instrument on behalf of Kristin Lauren McCord pursuant to a Power of Attorney of record in Instrument No. 20101117-0092038, Register's Office, Davidson County, Tennessee.

Declaration of Protective Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, Book 8047, page 243, and in Book 8282, page 45, said Register's Office.

By-Laws of Whitworth Owners' Association of record in Book 8026, page 335, as amended in Instrument No. 20020812-0097386, said Register's Office.

File No. 120024

Agreement for dedication of easement for water mains and appurtenances of record in Book 7868, page 959, said Register's Office.

Sewer easements of record in Book 3467, page 194 and in Book 3505, page 338, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 34 Erwin Court, Nashville, TN 37205

(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 my hand this 13th day of January, 2012.

Kristin Lauren McCord

Kristin Lauren McCord

By: Jacquelyn Breeding Kennedy her Attorney in Fact

Jacquelyn Breeding Kennedy her Attorney-in-fact

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 Jacquelyn Breeding Kennedy with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Kristin Lauren McCord as her Attorney in Fact as the free act and deed of the within named Kristin Lauren McCord.

Witness my hand and official seal this 13th day of January, 2012.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp Jul

Commission expires: 7-3-202

Notary Public