WARRANTY DEED

R-FCM-11-711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-14-16

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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
Patrick Keith McCreary	First Community Mortgage, Inc.	
711 Rachels Trail	(NAME) 275 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	075-07-253.00
(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 HARRIET D. MCCREARY SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK KEITH MCCREARY, MARRIED, 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 LOT NO. 25B ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 & 48, RACHEL'S SQUARE - SECTION TWO, OF RECORD IN PLAT BOOK 6250, PAGE 540, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HARRIET D. MCCREARY, UNMARRIED BY DEED FROM FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC"), ACTING IN ITS CAPACITY AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A. OF RECORD IN BOOK 9960, PAGE 632, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 19, 1996.

HARRIET D. MCCREARY HAVING SINCE MARRIED AND IS NOW KNOWN AS HARRIET D. MCCREARY SMITH. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF HARRIET D. MCCREARY SMITH AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 623 AS AMENDED IN PLAT BOOK 6250, PAGE 540; RESTRICTIONS CONTAINED IN PLAT OF RECORD IN BOOK 6250, PAGE 540; RESTRICTIONS OF RECORD IN BOOK 6455, PAGE 135; AGREEMENT OF RECORD IN BOOK 9960, PAGE 636; COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS OF RECORD IN BOOK 6619, PAGE 777 AS AMENDED IN BOOK 8030, PAGE 757; CHARTER OF RECORD IN BOOK 6683, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 711 Rachels Trail, Hermitage, Tennessee 37076
(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:T20120007106 DEEDWARR
Recvd: 01/30/12 14:49 2 pgs
Fees:13.00 Taxes:240.50

20120130-0008453

Witness my/our hand(s) this 27th day of January, 2012.

Harriet D. McCreary Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harriet D. McCreary Smith, 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 27th day of January, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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