12-1-005

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sharrel Lynn McCormick
540 Michele Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 400
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120012419 DEEDWARR
Recvd: 02/21/12 11:18 2 pgs
Fees:13.00 Taxes:388.50
20120221-0014675

WARRANTY DEED

(Map/Parcel 16211000600)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **TERRY C. CANNON and wife, VERNNETTA J. CANNON**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SHARREL LYNN MCCORMICK, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 79, Whittemore Valley, Section 3, according to plat and survey of same appearing of record in Plat Book 6250, page 550, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Terry C. Cannon and wife, Vernnetta J. Cannon, by Warranty Deed from Bluegrass Homes, Inc., dated June 30, 1986, of record in Book 6906, page 155, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 550; to restrictive covenants of record in Book 6243, Page 80; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 540 Michele Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 8th day of February, 2012.

Terry C. Cannon
TERRY C. CANNON

Vernnetta J. Cannon
VERNNETTA J. CANNON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry C. Cannon and Vernnetta J. Cannon, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of February, 2012.

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terry C. Cannon
Affiant

Subscribed and sworn to before me this 8th day of February, 2012.

Notary Public

My commission expires: AUGUST 16, 2014

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20110463