WARRANTY DEED 17517

Davidson County DEEDWARR
Recvd: 03/15/12 16:10 3 pgs
Fees:18.00 Taxes:812.74
20120315-0022491

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,660.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF MARCH, 2012.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah L. McCormac	**First Community Mortgage, Inc.**	**098-00-0 121.00**
(NAME)	(NAME)	
5187 John Hager Road	**275 Robert Rose Drive**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jessie F. Exum and Jean M. Chaney and Thomas A. McCormac and Daniel W. McCormac and William J. McCormac and Holly E. McCormac**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Micah L. McCormac, unmarried**, 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:

Tract I: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 5B on the unrecorded survey dated July 7, 1971, by Donald W. Fortner, Civil Engineer, and more particularly described as follows: BEGINNING at a nail or concrete monument in the center of John Hagar Road the northeast corner of Lot No. 5B; thence generally with the center of said road south 89° 59' west 190.91 feet to a nail or concrete monument; thence south 1° 56' west 1360.96 feet to a concrete monument; thence north 89° 14' east 197.00 feet to a concrete monument ; thence north 1° 40' east 1358.15 feet to said point of beginning, containing 6.05 acres, more or less.

Tract II: A tract or parcel of land more particularly described according to an unrecorded survey dated May 21, 1972 by Donald W. Fortner, Civil Engineer, as follows: BEGINNING at a nail or monument in the center of John Hagar Road, the northwest corner of the tract or parcel heretofore conveyed to Bill Hugh Mason, et ux, from Walter C. Hagar by Deed of record in Book 4533, Page 76, R.O.D.C.; thence with the center of said road south 89° 59' west 65.0 feet to a nail or monument in the center of said road; thence south 1° 56' west 15.0 feet to a concrete monument and thence continuing south 1° 56' west 1346.9 feet to a concrete monument; thence with an existing fence line north 89° 14' east 65.0 feet to a concrete monument; thence north 1° 56' east 1345.96 feet to a concrete monument; thence continuing north 1° 56' east 15.0 feet to the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Jesse W. McCormac and wife, Ada Frances McCormac et al of record in Book 4790, Page 696, said Register's Office. Jesse W. McCormac and Ada Frances McCormac having since died. See Heirship Affidavit of record in Instrument 20120315-0022484 **, said Register's Office.**

Nathan McCormac having since died. Reference Affidavit of Heirship of record in Instrument No. 20120315-0022483 **, and Quitclaim deed of record in Instrument No. _____ said Register's Office.**

unimproved ☐

This is improved ☒ property, known as **5187 John Hager Road, Hermitage, TN 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 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/our hand(s)** this **15th day of March, 2012**.

Thomas A. McCormac by Jean M. Chaney
Thomas A. McCormac
By: Jean M. Chaney, Attorney-in-Fact

Jessie F. Exum by Jean M. Chaney
Jessie F. Exum
By: Jean M. Chaney, Attorney-in-Fact

Daniel W. McCormac by Jean M. Chaney
Daniel W. McCormac
By: Jean M. Chaney, Attorney-in-Fact

Jean M. Chaney
Jean M. Chaney

William J. McCormac by Jean M. Chaney
William J. McCormac
By: Jean M. Chaney, Attorney-in-Fact

Holly E. McCormac by Jean M. Chaney
Holly E. McCormac
By: Jean M. Chaney, Attorney-in-Fact

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 Jean M. Chaney the bargainor(s), 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 at Smyrna, Tennessee, this 15th day of March, 2012.

Commission expires:6/18/2012

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 15th day of March, 2012 before me personally appeared Jean M. Chaney the person who executed the foregoing instrument on behalf of William J. McCormac and Holly E. McCormac and Jessie F. Exum and Daniel W. McCormac and Thomas A. McCormac, and acknowledged that she executed the same as the free act and deed of the said William J. McCormac and Holly E. McCormac and Jessie F. Exum and Daniel W. McCormac and Thomas A. McCormac, through Power of Attorney granted her, by the said William J. McCormac and Holly E. McCormac and Jessie F. Exum and Daniel W. McCormac and Thomas A. McCormac.

Notary Public

Commission Expires:6/18/2012

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY