WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120028533 DEEDWARR
Recvd: 04/19/12 10:24 2 pgs
Fees:13.00 Taxes:1285.75
20120419-0033473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$347,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/3/15
(AFFIX SEAL)

KAREN B. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Daniel Long	Freedom Mortgage Corporation	**077-78.00**
(NAME) **8532 Cub Creek Road**	(NAME) P.O. Box 20249	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Florence, SC 29502-2049	
(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, **Mark Andrew McCormack, and wife Sharon Lou McCormack,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon D. Long and Patricia A. Valdevento, husband and wife,** 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:

Beginning at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, Page 188, said iron pin in the north right-of-way margin of Cub Creek Road; thence with said right of way South 54 degrees 32 minutes 18 seconds West 166.13 feet to an iron pin; thence leaving said right-of-way North 35 degrees 27 minutes 42 seconds West 700.00 feet to an iron pin; thence North 23 degrees 45 minutes 53 seconds West, 579.40 feet to an iron pin; thence North 54 degrees 45 minutes 13 seconds East, 245.00 feet to an iron pin; thence South 56 degrees 0 minutes 54 seconds East, 681.88 feet to an iron pin; thence South 59 degrees 28 minutes 08 seconds East, 226.88 feet to an iron pin; thence South 28 degrees 14 minutes 46 seconds, East, 214.34 feet to an iron pin; thence along property line of Paul Miller South 56 degrees 44 minutes 27 seconds West 584.60 feet to an iron pin; thence South 54 degrees 59 minutes 42 seconds East, 245.07 feet to the point of beginning, said tract, more or less; according to a survey dated April 3, 1997, by Howard W. Anderson, RLS No. 537, P.O. Box 40048, Nashville, Tennessee 37204, and being Tract No. 1 as set forth on said survey.

Being the same property conveyed to Mark Andrew McCormack, and wife Sharon Lou McCormack by deed dated February 28, 1998 from Robert A. Dunn and Walton L. Dunn of record in Book 10820, Page 87, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8532 Cub Creek Road, Nashville, TN 37209**

(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 our hands this **13th day of April, 2012.**

Mark Andrew McCormack

Sharon Lou McCormack

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Mark Andrew McCormack, and wife Sharon Lou McCormack** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of April, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public