Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

R-KW-12-7213

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loren E. Smith	New Owner	
7213 Poplar Creek Trace (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	155-8-C-86.00 CO

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, I/we MICHAEL E. MCCORMICK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LOREN E. SMITH AND DEREK K. SMITH, WIFE AND HUSBAND, 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 86, POPLAR CREEK ESTATES, PHASE 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 339-347, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. MCCORMICK, UNMARRIED BY WARRANTY DEED FROM SARA C. FULTON, UNMARRIED, RECORDED ON THE 29TH DAY OF APRIL, 2002 IN INSTRUMENT NO. 20020429-0052449, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MICHAEL E. MCCORMICK IS NOW MARRIED. HIS SPOUSE, STACEY MCCORMICK JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 339-347, PLAT BOOK 7900, PAGES 888 AND 889 AND INSTRUMENT NO. 20010911-0098418; BOOK 6662, PAGE 433, BOOK 6804, PAGE 536, BOOK 6987, PAGE 966, BOOK 7964, PAGE 33 AND BOOK 9472, PAGE 824; BOOK 7120, PAGE 125; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7213 Poplar Creek Trace, Nashville, Tennessee 37221
(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:T20120048040 DEEDWARR
Recvd: 06/29/12 11:10 2 pgs
Fees:13.00 Taxes:788.10
20120629-0057229

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

Michael E. McCormick

Stacey McCormick

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. McCormick and Stacey McCormick, 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 June, 2012.

Notary Public

My Commission Expires: 5-20-

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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