WARRANTY DEED

BR12-6425

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

SUSAN L. HENRICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily J. McCormick	New American Mortgage, LLC	
6425 Sunnywood Drive (ADDRESS)	841 Seahawk Circle (ADDRESS)	173-10A-062.00 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Virginia Beach, VA. 23452 (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 TROY A. RUSSELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY J. MCCORMICK, 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: * unmarried person

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Troy A. Russell, unmarried by Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20080916-0094742, Register's Office for Davidson County, Tennessee, dated September 12, 2008.

unimproved ( )
This is improved (X) property, known as 6425 Sunnywood Drive, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this ~~31st~~ day of July, 2012.

Troy A. Russell

BILL GARRETT, Davidson County
Trans:T20120066792 DEEDWARR
Recvd: 09/06/12 10:01 2 pgs
Fees:13.00 Taxes:865.80
20120906-0080555

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2012, before me personally appeared Troy A. Russell, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2012.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959