BILL GARRETT, Davidson County
Trans: T20120082934 DEEDWARR
Recvd: 10/31/12 12:14 2 pgs
Fees: 13.00 Taxes: 808.45
20121031-0099996

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122203

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2012.

NOTARY PUBLIC

My commission expires: 9-23-13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie B. Ernst 7293 Autumn Crossing Way Brentwood, TN 37027	New Owner	181100B003.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighteen Thousand Five Hundred and 00/100 Dollars ($218,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DANIEL MCCORMAC AND WIFE, PATRICIA MCCORMAC**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **STEPHANIE B. ERNST, A SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee described as follows to wit

Land in Davidson County, Tennessee being Lot 3 on the Plat of Centex at Concord, Phase I of record in Instrument No. 20051011-0122364 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Daniel McCormac and wife, Patricia McCormac, by Warranty Deed from Centex Homes, A Nevada General Partnership, dated 5/3/2006, recorded 5/10/2006, of record in Instrument 20060510-0054882, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7293 Autumn Crossing Way, Brentwood, TN 37027.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 25th day of October, 2012.

Daniel W. McCormac
DANIEL MCCORMAC

Patricia M'Cormac
PATRICIA MCCORMAC

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Nassau

Personally appeared before me, a Notary Public, Daniel McCormac and Patricia McCormac, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25 day of October, 2012.

Diane Wineland
Notary Public

DIANE WINELAND
Printed Notary Name

My commission expires: 7/4/14

DIANE WINELAND
MY COMMISSION # DD 993909
EXPIRES: July 4, 2014
Bonded Thru Notary Public Underwriters