BILL GARRETT, Davidson County
Trans:T20120087181 DEEDWARR
Recvd: 11/15/12 09:25 2 pgs
Fees:13.00 Taxes:569.80

20121115-0105189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 13TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Colt McCormick, single man	FirstBank	01800004300
	(NAME)	
326 Moncrief Avenue	6131 Shallowford Road, Ste. 102	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rick McCormick and Cindy McCormick, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Colt McCormick, single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in SUMNER COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MONCRIEF AVENUE AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO M. B. BURTON, BY DEED FROM ALLEN MATHEWS, OF RECORD IN BOOK 1031, PAGE 675, BOOK 1535, PAGE 527 AND BOOK 2753, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID BURTON'S EASTERLY LINE SOUTHWARDLY 246 FEET; THENCE EASTWARDLY 104 FEET; THENCE NORTHWARDLY 258.5 FEET TO THE SOUTHERLY MARGIN OF SAID MONCRIEF AVENUE; THENCE WITH THE SAME WESTWARDLY 104 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICK MCCORMICK BY DEED FROM JAMES L. PARKER, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20060525-0061461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO RICK MCCORMICK AND CINDY MCCORMICK, HUSBAND AND WIFE, BY QUITCLAIM DEED FROM RICK MCCORMICK RECORDED 08/06/07 BY INSTRUMENT NO. 20070806-0093645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 326 Moncrief Avenue, Goodlettsville, TN 37072
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 13th day of November, 2012.

Rick McCormick

Cindy McCormick

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick McCormick and Cindy McCormick, husband and wife, the herein bargainor(s), 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 official seal, this the 13th day of November, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072