LL# F92-47

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/12 16:18 3 pgs
Fees:18.00 Taxes:839.90
20121218-0116642

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Denise L Miner
Affiant

Subscribed and sworn to before me, this 18th day of December, 2012

Theresa J Wigginton
Notary Public

MY COMMISSION EXPIRES: 2.13.2013
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica A. Maynard	Wilson Bank & Trust	171-3-0-B
(NAME)	(NAME)	(MAP)
641 Old Hickory Blvd. #304	623 West Main Street	131.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lycinda B. McCormick, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Monica A. Maynard, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davdison County, TENNESSEE, described as follows, to-wit:

Certain property in Davdison County, TN, described as Unit No. 47 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, recorded in Book 9700, page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683 as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11682, page 75 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683 as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11682, page 75 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws in Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Lycinda B. McCormick, by deed from Stephen C. Philip and wife, Denise A. Philip, of record in Instrument No. 20030630-0090260, Register's Office for Davdison County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 641 Old Hickory Blvd. #304, Brentwood, Tennessee 37027

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 my/our hand(s) this 17th day of December, 2012.

Lycinda B McCormick

Lycinda B. McCormick

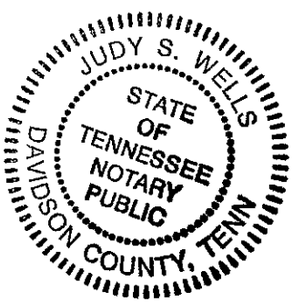
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lycinda B. McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of December, 2012.

Notary Public

My Commission Expires: 6/21/16



ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16