NEW OWNER:

LISA D. MAYS
6425 SUNNYWOOD DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0127

Map & Parcel 173100A06200CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130017118 DEEDWARR
Recvd: 03/01/13 10:35 3 pgs
Fees:18.00 Taxes:886.89
20130301-0020658

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Nine Thousand Seven Hundred and 00/100 Dollars ($239,700.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EMILY J. McCORMICK, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LISA D. MAYS, unmarried**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 38 on the Plan of Section 1 of Phase 2, Barnes Bend Estates, as shown on the plat of the same of record in Instrument No. 20060914-0114185, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EMILY J. McCORMICK, unmarried by Warranty Deed from Troy A. Russell, unmarried, dated July 31, 2012, and of record in Instrument No. 20120906-0080555, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 6425 SUNNYWOOD DRIVE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument #20060914-0114185, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of February, 2013.

EMILY J. McCORMICK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EMILY J. McCORMICK**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2013.

NOTARY PUBLIC

My commission expires:



****

The actual consideration or value, whichever is greater, for this transfer is **$239,700.00.**

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 27th day of February, 2013.

NOTARY PUBLIC

MATTHEW J. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY

My commission expires: _____