# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Tennessee, to which

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,600.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2015

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-KW-13-5805

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/18/13 11:32 2 pgs
Fees:13.00 Taxes:353.72
**20130318-0026505**

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brooks A. Tyree | Cornerstone Home Lending, Inc | |
| 5805 Mackie Place | (NAME) 1117 West Loop South #300 | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Houston, TX 77027 | 091--10-0-456.00 |
| (CITY) (STATE) (ZIP) | (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, I/we JERRY WORCESTER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BROOKS A. TYREE AND TRACIE E. TYREE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in TENNESSEE, TO WHICH COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 87, IN THE SUBDIVISION OF LOT NOS. 39, AND 40 OF THE B. F. COCKRILL FARM, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 332, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING TRACT OF LAND: BEGINNING AT A POINT ON THE NORTHERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY JOE BARNES, JR. OF RECORD IN BOOK 4151, PAGE 356, REGISTERS OFFICE FOR DAVIDSON COUNTY, SAID POINT LOCATED ON THE SOUTHWESTERN EXISTING RIGHT OF WAY OF MACKIE STREET, AND BEING 13,400 METERS (43.96 FEET), MORE OR LESS, RIGHT OF RAMP C SURVEY CENTERLINE STATION 110 PLUS 326.000, MORE OR LESS; THENCE S 64 DEG. 45' 04" E ALONG THE EXISTING RIGHT OF WAY OF MACKIE STREET, AND BEING 15.240 METERS (50.00 FEET) TO A POINT LOCATED ON THE EASTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY LUCILLE CAUTHRON, OF RECORD IN BOOK 5782, PAGE 798, AND BEING 12.100 METERS (39.698 FEET), MORE OR LESS, RIGHT OF RAMP C SURVEY CENTERLINE STATION 110 PLUS 341.500, MORE OR LESS; THENCE S 25 DEG. 14' 56" W ALONG THE COMMON LINE, AND BEING 15.314 METERS (50.24 FEET), TO A POINT ON THE COMMON LINE, SAID POINT LOCATED ALSO ON THE SOUTHWESTERN PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY, AND BEING 27.400 METERS (89.895 FEET), MORE OR LESS, RIGHT OF RAMP C SURVEY CENTERLINE STATION 110 PLUS 343.300, MORE OR LESS; THENCE N 47 DEG. 59' 41" W ALONG THE PROPOSED CONTROLLED ACCESS RIGHT OF WAY OF BRILEY PARKWAY, AND BEING 15.916 METERS (52.22 FEET) TO A POINT ON THE NORTHWESTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY JOE BARNES, JR., AND BEING 24.016 METERS (78.79 FEET) RIGHT OF RAMP C SURVEY CENTERLINE STATION 110 PLUS 326.544; THENCE N 25 DEG. 14' 56" E ALONG THE COMMON LINE, AND BEING 10.694 METERS (35.068 FEET) TO THE POINT OF BEGINNING, CONTAINING 198.400 SQUARE METERS (2,136 SQUARE FEET), MORE OR LESS. (THIS IS RECORDED AS INSTRUMENT #20010828-0092702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE).

BEING THE SAME PROPERTY CONVEYED TO JERRY WORCESTER, UNMARRIED BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. OF RECORD AT INSTRUMENT NO. 20110616-0046074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 14, 2011 AND RECORDED ON JUNE 16, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 41, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 5805 Mackie Place, Nashville, Tennessee 37209

(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 15th day of March, 2013.

Jerry Worcester

STATE OF Tennessee
COUNTY OF Tennessee, to which

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Worcester, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY