BILL GARRETT, Davidson County
Trans:T20130036503 DEEDWARR
Recvd: 05/02/13 11:48 2 pgs
Fees:13.00 Taxes:443.63
20130502-0044296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $19,900.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2013.

Notary Public

My commission expires: 8.16.14

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUSTIN DAY **BETHANY DAY**	**FIFTH THIRD MORTGAGE**	163 16 0 C
1829 ISABELLE LANE	**5050 Kingsley Dr. MD 1MOCBQ**	108.00
ANTIOCH, TN 37013	**Cincinnati, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES MCCORMACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN DAY and wife, BETHANY DAY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 108, Matlock, Phase 1, as shown on plat of record in Instrument No. 200704300051281 and, Master Deed of Matlock Townhomes recorded at Instrument No. 200705020052533, amended in Instrument Nos. 20070509-0055599 and 20070705-0080103, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO JAMES MCCORMACK BY CASH DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED ON 11/14/2012 RECORDED ON 11/30/2012 IN INSTRUMENT NO. 20121130-011086 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MARK A. NOBLES BY SUBSTITUTE TRUSTEE'S DEED FROM CHRISTINA A. HAGEWOOD DATED 03/27/2012 RECORDED 07/27/2012 IN INSTRUMENT NO. 20120727-0066346 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CHRISTINA A. HAGEWOOD BY WARRANTY DEED FROM J2K BUILDERS, LLC DATED 11/13/2008 RECORDED ON 11/17/2008 IN INSTRUMENT NO. 20081117-0112944 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1829 ISABELLE LANE, ANTIOCH, TN 37013.

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 in 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 26th day of April, 2013.

JAMES MCCORMACK

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, JAMES MCCORMACK, the within named Grantors, 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, at office, this 26th day of April, 2013.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County