WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130038418 DEEDWARR
Recvd: 05/08/13 10:53 2 pgs
Fees:13.00 Taxes:601.25

20130508-0046456

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-2-13

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott D. McCormick	Regions Bank d/b/a Regions Mortgage	08507001100
(NAME)	(NAME)	
225 Downeymeade Drive	2050 Pkwy Office Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2316	Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, **The Mary Elizabeth Reed Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott D. McCormick and Marcia E. McCormick, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Stanford Country Club Estates, Section Four, as of record in Plat Book 2900, Pages 83 and 84, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary J. Reed by Deed from Floyd D. Reed, Jr., dated 12/29/1993 and filed for record on 12/29/1993 in Book 9202, Page 173, Register's Office for Davidson County, Tennessee. The said Mary E. Reed died testate on 05/18/2006 devising subject property to William Ritchie Pigue, Trustee as evidenced by the Last Will and Testament of Mary E. Reed filed in Docket No 06P1398, in the Probate Court Clerk's Office for Davidson County. Also, being the same property conveyed to Mary Elizabeth Reed Trust by Deed from Brackney J. Reed and Betsy R. Miller, Co-Executors of the Estate of Mary Elizabeth Reed, deceased also known as Mary J. Reed; dated 09/30/2008 and filed for record on 11/18/2008 in Instrument 200811180113664, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 83, Book 2900, Page 84, said Register's Office.

Restrictions of record in Book 3066, Page 219, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 225 Downeymeade Drive, Nashville, TN 37214-2316
(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/or 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/or 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 hand this 6 day of May, 2013

THE MARY ELIZABETH REED TRUST

Wm. Ritchie Pigue, Trustee
Wm. Ritchie Pigue
Trustee

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wm. Ritchie Pigue with whom I am personally acquainted and who proved himself to be the Trustee of The Mary Elizabeth Reed Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official Seal this 6th day of May, 2013.

Notary Public
Mu Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122