BILL GARRETT, Davidson County
Trans:T20130067766 DEEDWARR
Recvd: 08/07/13 12:15 2 pgs
Fees:13.00 Taxes:62.90
20130807-0082831

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Lois P. McCormick
6040 Hagars Grove Pass
Hermitage, TN 37076

SEND TAX BILLS TO:
New owner

Map & Parcel No: 75.13-0-060.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ahtoon Soon ~~by and through his attorney-in-fact~~ and wife, Pamela Soon** hereinafter called the **Grantors**, do hereby convey unto **Lois P. McCormick**, married hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot 215 ont he Plan of Hermitage Hills, Section Two (revised) as of record in Plat Book 2900 Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 80 feet on the southeasterly side of Bonnalynn Drive and runs back 150 feet on the southeasterly line and 149.8 feet on the northwesterly line to a dead line in the rear and measures 80 feet thereon.

Being the same property conveyed to Ahtoon Soon and wife, Pamela Soon on November 20, 2007 by Warranty Deed of record in Instrument No. 20071130-0138928, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is unimproved property known as: 258 Bonnalynn Drive, Hermitage, TN 37076

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 2nd day of August, 2013.

Ahtoon Soon ~~by Pamela Soon, atty in fact~~ Pamela Soon

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Pamela Soon ~~Ahtoon Soon~~ known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 2nd day of August, 2013.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/23/16

State of Tennessee
County of Davidson

On this 2nd day of August, 2013, before me personally appeared Pamela Soon who executed the foregoing instrument on behalf of Ahtoon Soon and acknowledged that she executed the same as the free act and deed of Ahtoon Soon through Power of Attorney granted her.

Notary Public in and for the
State of Tennessee
Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Davidson
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $17,000.00.

Louis P. McCormick
Affiant

Sworn and subscribed before me on August 2, 2013.

Notary Public
My Commission Expires : 5/23/16

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY