BILL GARRETT, Davidson County
Trans:T20140011947 DEEDWARR
Recvd: 02/20/14 12:40 2 pgs
Fees:13.00 Taxes:758.50
20140220-0014621

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133874

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

NOTARY PUBLIC

My commission expires: 7-22-14

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristin H. Phillips<br>and Houston Phillips<br>3068 Cody Hill Road<br>Nashville, TN, 37211 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd. #400<br>Brentwood, TN 37027 | 172120B19200CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN D. MCCORMAC AND WIFE, MELINDA A. MCCORMAC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KRISTIN H. PHILLIPS AND HOUSTON PHILLIPS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, TN BEING Lot No. 236, on the Plan of Section Eleven, Bradford Hills, of record in Plat Book 7900, page 6, as amended in Plat Book 7900, page 496, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property as conveyed to KEVIN D. McCORMAC and wife, MELINDA A. McCORMAC by Warranty Deed from Thomas S. Little and wife, Christie J. Little, dated October 6, 2006, recorded October 16, 2006 at Instrument Number 20061016-0128347, Register's Office for Davidson County, Tennessee.

Property Tax ID Number
Map 172, 12, 0B, Parcel 192.00

The property address of the herein described property is believed to be 5800 Scout Road, Nashville, Davidson County, Tennessee 37211 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14 day of February, 2014.

**KEVIN D. MCCORMAC**

**MELINDA A. MCCORMAC**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kevin D. McCormac and Melinda A. McCormac, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14 day of February, 2014.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 9-29-2014